



**OFFICIAL NOTICE OF DECISION  
(AMENDED)**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 25, 2009

**Project# 1001638**  
09DRB-70008 VACATION OF PUBLIC RIGHT-OF-WAY.

GIBSON MEDICAL CENTER LLC request(s) the above action(s) for all or a portion of RIDGECREST SE between San Mateo blvd SE and San Pedro blvd SE containing approximately 4 acre(s). (M-18)

At the February 11, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1),(3) of the Subdivision Ordinance.

**Findings:**

1. (A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.
2. (B)(1) The public welfare is in no way served by retaining the public right-of-way easement. The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.
3. (B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.
4. This vacated right-of-way is subject to a Permit for Surface Parking Agreement which includes a first right of refusal in favor of the property owner to the north to purchase the vacated right-of-way.
5. Access to the vacated right-of-way by the adjacent owners to the south is inhibited by significant grade changes and no existing direct access.

**CONDITIONS:**

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Easements shall be retained for drainage and utilities as needed.

If you wish to appeal this decision, you must do so by March 13, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Gibson Medical Center LLC – 2009 Eubank NE – Albuquerque, NM  
87112  
Marilyn Maldonado  
Scott Howell  
File

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

8. **Project# 1004428**  
09DRB-70360 EXT OF MAJOR  
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A-RR-3-E, **WESTLAND SOUTH** zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

9. **Project# 1002074**  
09DRB-70369 SKETCH PLAT REVIEW  
AND COMMENT

MARK BURAK agent(s) for DR BILL GALBRETH request(s) the above action(s) for all or a portion of Tract(s) C2, **SAUVIGNON PHASE 2 (TO BE KNOWN AS PHASE 3)** zoned R-D OPEN SPACE, located on SAN ANTONIO NE BETWEEN LOWELL NE AND TRAMWAY NE containing approximately 205707 acre(s). (E-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1007137**  
09DRB-70335 SKETCH PLAT REVIEW  
AND COMMENT

ISMELDA RAMIREZ request(s) the above action(s) for all or a portion of Lot(s) 1, **CACY** zoned R-2, located on CORONA NW BETWEEN PHEASANT NW AND FLAMINGO NW (G-11). *[Deferred from 10/28/09]* **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Other Matters:

**Project# 1001638**  
09DRB-70370 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING LLC agent(s) for GIBSON MEDICAL CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1, **LOVELACE HOSPITAL** zoned SU-1 HOSPITAL & REL FAC, located on GIBSON BLVD SE BETWEEN SAN MATEO SE AND SAN PEDRO SE containing approximately 20.4232 acre(s). (M-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

ADJOURNED: 10:00



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(AMENDED)**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 25, 2009

**Project# 1001638**  
09DRB-70008 VACATION OF PUBLIC RIGHT-OF-WAY

GIBSON MEDICAL CENTER LLC request(s) the above action(s) for all or a portion of RIDGECREST SE between San Mateo blvd SE and San Pedro blvd SE containing approximately 4 acre(s). (M-18)

At the February 11, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1),(3) of the Subdivision Ordinance.

**Findings:**

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way easement. The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes. *Access to the vacated right-of-way by the adjacent owners to the south is inhibited by significant grade changes and no direct access exists.*

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised..

**CONDITIONS:**

1. Final disposition shall be through the City Real Estate Office. *This vacated right-of-way is subject to a Permit for Surface Parking Agreement which includes a first right of refusal in favor of the property owner to the north to purchase the vacated right-of-way.*
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Easements shall be retained for drainage and utilities as needed.

If you wish to appeal this decision, you must do so by *March 13, 2009* in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Jack Cloud, AICP, DRB Chair

Cc: Gibson Medical Center LLC – 2009 Eubank NE – Albuquerque, NM  
87112  
Marilyn Maldonado  
Scott Howell  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 11, 2009

**Project# 1001638**  
09DRB-70008 VACATION OF PUBLIC RIGHT-OF-WAY

GIBSON MEDICAL CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1-A, **LOVELACE HOSPITAL** zoned SU-1 FOR HOSPITAL & REL FAC, located on GIBSON SE BETWEEN SAN MATEO BLVD SE AND RIDGECREST SE containing approximately 16.4 acre(s). (M-18)

At the February 11, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1),(3) of the Subdivision Ordinance.

(A)(1) The public right-of-way easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right-of-way easement. The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

### CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Easements shall be retained for drainage and utilities as needed.

If you wish to appeal this decision, you must do so by February 26, 2009 in the manner described below.

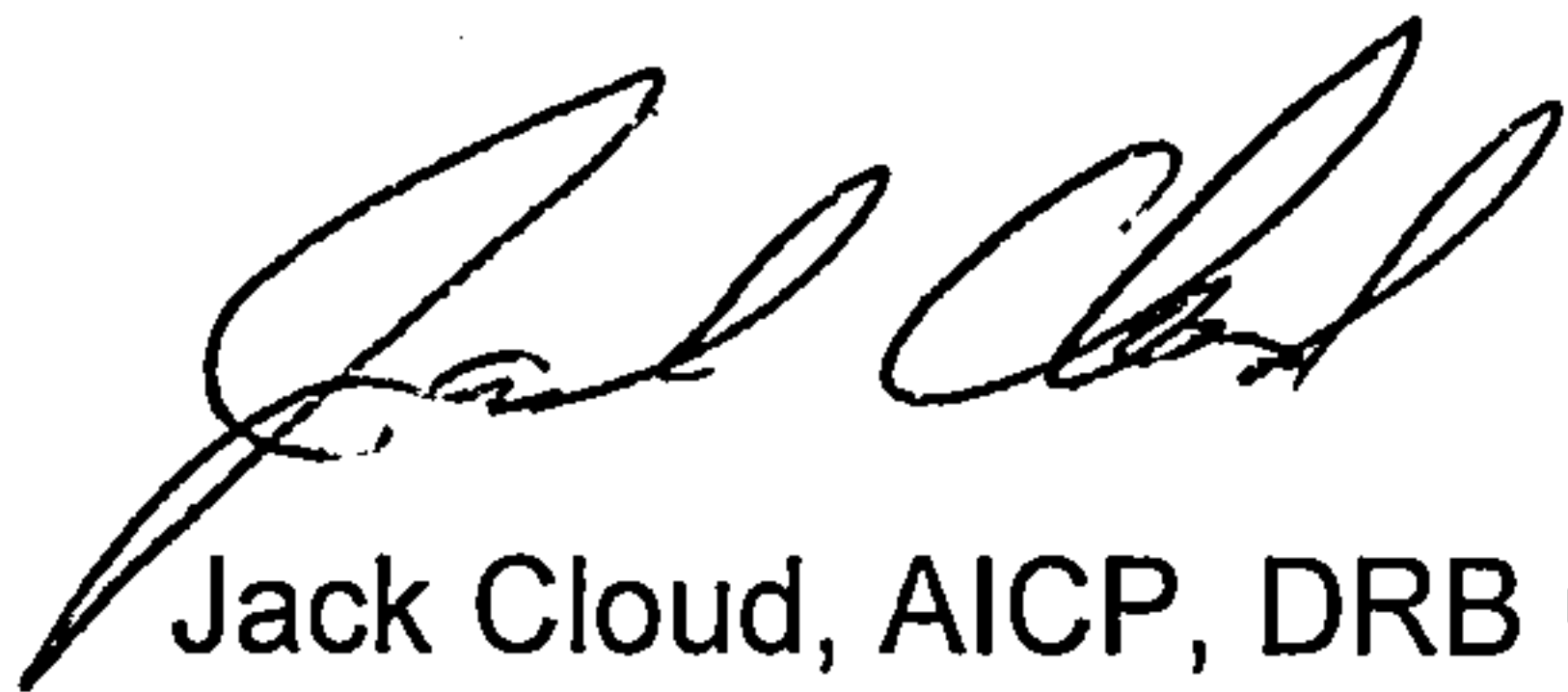
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Gibson Medical Center LLC – 2009 Eubank NE – Albuquerque, NM 87112  
Marilyn Maldonado  
Scott Howell  
File

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** February 11, 2009  
**Zone Atlas Page:** M-18  
**Notification Radius:** 100 Ft.

**Project# 1001638**  
**App# 09DRB-70008**

**Cross Reference and Location:** GIBSON SE BETWEEN SAN MATEO SE AND  
RIDGECREST

**Applicant:** GIBSON MEDICAL CENTER LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

**Agent:**

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** JANUARY 23, 2009  
**Signature:** ERIN TREMLIN



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
Major Subdivision action	Annexation
Minor Subdivision action	County Submittal
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
Variance (Non-Zoning)	Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>
for Subdivision	Sector Plan (Phase I, II, III)
for Building Permit	Amendment to Sector, Area, Facility or Comprehensive Plan
Administrative Amendment (AA)	Text Amendment (Zoning Code/Sub Regs)
IP Master Development Plan	Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	<b>L A APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>
Storm Drainage Cost Allocation Plan	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT Gibson Medical Center LLC PHONE: 872-1700  
 ADDRESS: 2009 Eubank NE FAX: 872-3900  
 CITY: Albuquerque STATE: NM ZIP: 87112 E-MAIL: JD@atlres.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacate a portion of Ridgecrest Right-of-way between San Mateo and San Pedro

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes  No

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No Tract A-1-A-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Lovelace Hospital  
 Existing Zoning: SU-1, Hospital & Rel. Fac. Proposed zoning: Same  
 Zone Atlas page(s): M-18 UPC Code: 101805504151520 MRGCD Map No 102  
101805513149920114

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App. DRB-, AX, Z., V., S., etc) \_\_\_\_\_  
DRB # 1001638

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 16.4  
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson SE  
 Between: SAN MATEO SE and Ridgecrest SE  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 1-12-09  
 (Print) Jimmy Drexler Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB 70008</u>	<u>VRW</u>	<u>V</u>	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F H D P density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F H D P fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02/11/09</u>			Total \$ <u>395.00</u>
<u>Sandy Hindley</u>	<u>01/14/09</u>	Project # <u>1001638</u>		
Planner signature / date				

Form revised 4/07

(PUBLIC HEARING CASE)

BULK LAND VARIANCE (DRB04)

24 copies

- Application for Minor Plat on FORM S-3, including those submittal requirements.
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

*N/A* The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.  
(Not required for City owned public right-of-way.)

- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

6 copies

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

6 copies

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

6 copies

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
- Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jimmy Dixelos  
Applicant name (print)

[Signature] 1-12-09  
Applicant signature / date

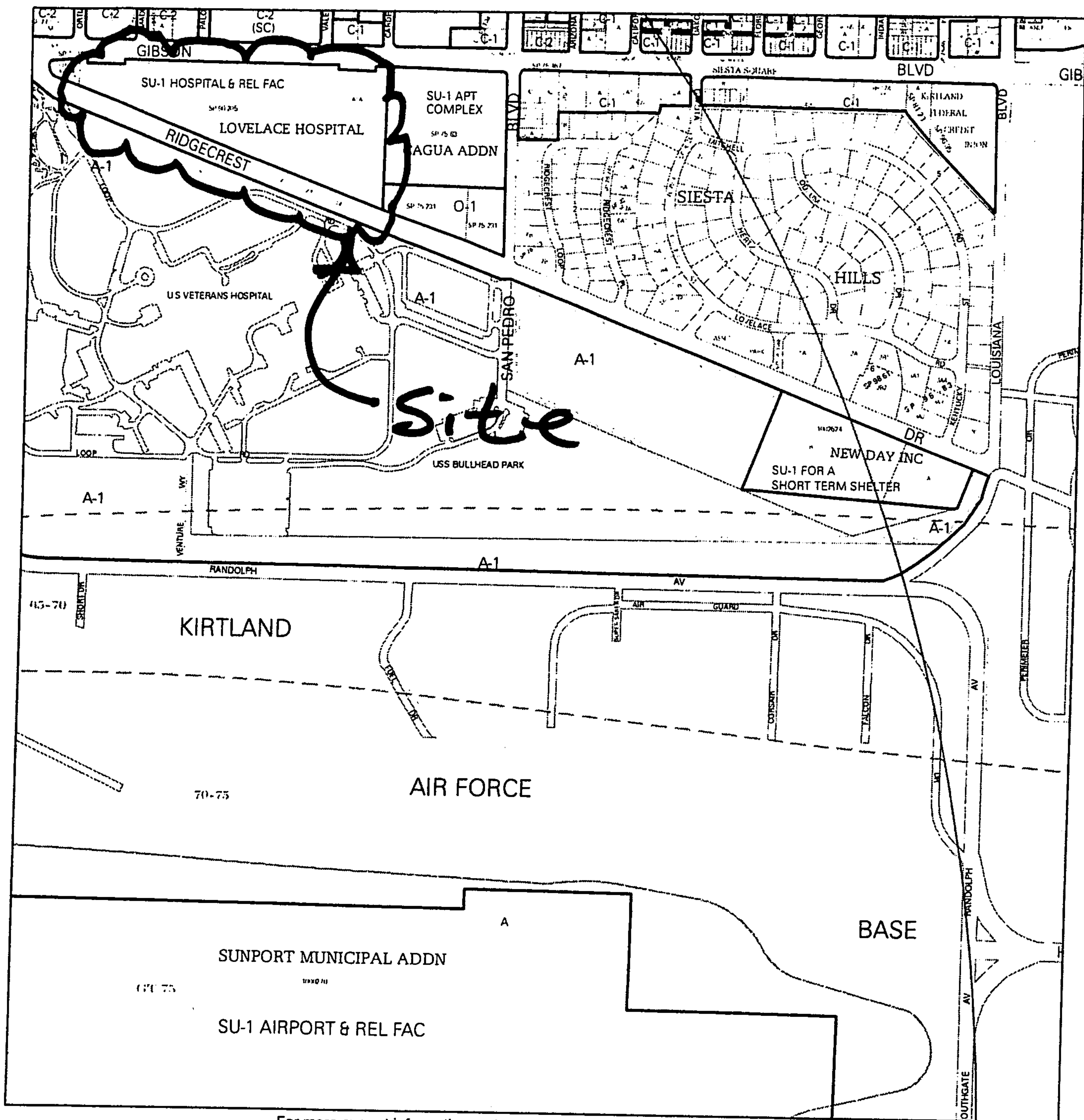


Form revised 4/07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
09DRB-70008  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Shudler 01/14/09  
 Planner signature / date  
 Project # 1001638



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-18-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

January 12, 2009

To whom it may concern,

Gibson Medical Center, LLC requests to vacate a portion of Ridgecrest Right-of-way between San Mateo and San Pedro. The property being vacated is solely used by hospital employees, patients and visitors for additional parking. Vacating the property will not change any uses of the property it remain a parking lot for the hospital. Allowing the Gibson Medical to purchase the property will help bring additional jobs to the area by giving future Tenants a secure amount of parking spaces.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nick Kapnison".

Nick Kapnison

Gibson Medical Center, LLC

OR CURRENT RESIDENT  
101805607402830311  
BUSINESS PROPERTIES LLC  
PO BOX 9215  
ALBUQUERQUE, NM 87119

OR CURRENT RESIDENT  
101805615001630425  
HAJJAR CHARLES C TRUSTEE OF  
HAJJAR MGMT CO INC  
31 PETERBOROUGH ST SUITE B-2  
BOSTON, MA 02215

OR CURRENT RESIDENT  
101805605501330205  
MERRITT BOBBY J & BETTY L C/O  
MIKE PAULOWSKY ESQ  
750 NORTH 17TH  
LAS CRUCES, NM 88005

OR CURRENT RESIDENT  
101805607401530310  
POXON SAMUEL T  
PO BOX 14783  
ALBUQUERQUE, NM 87191

OR CURRENT RESIDENT  
101805514024720271  
USA % DEPT OF VET AFFAIRS MED  
CENT  
1501 SAN PEDRO DR SE 138  
ALBUQUERQUE, NM 87108

Project# 1001638  
MONICA LOVATO  
Parkland Hills NA  
2001 GOLD SE #1  
ALBUQUERQUE, NM 87106

Project# 1001638  
ENRIQUE CARDIEL  
South San Pedro NA  
420 INDIANA SE  
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT  
101805601701730101  
FRANCHISE REALTY INTERSTATE  
PTS INC DBA MCDONALDS (30-0022)  
PO BOX 182571  
COLUMBUS, OH 43218

OR CURRENT RESIDENT  
101805612903630424  
HAJJAR CHARLES C TRUSTEE SIESTA  
MGT CO INC  
31 PETERBOROUGH ST SUITE B2  
BOSTON, MA 02215

OR CURRENT RESIDENT  
101805618601530505  
NEW MEXICO DONUTS INC DUNKIN  
BRANKS INC PROP TAX 3W B  
130 ROYALL ST  
CANTON, MA 02021

OR CURRENT RESIDENT  
101805522849320125  
SPRING CREEK APARTMENTS LLC  
C/O HAMILTON ZANZA & CO  
37 GRAHAM ST SUITE 200B  
SAN FRANCISCO, CA 94129

OR CURRENT RESIDENT  
101805608701930313  
ZABEL ROD & LOLA  
PO BOX 11515  
ALBUQUERQUE, NM 87192

Project# 1001638  
JENNIFER BROWER  
Parkland Hills NA  
4601 BURTON AVE SE  
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT  
101805617401630501  
GIANT INDUSTRIES ARIZONA INC  
CARLOS A GUERRA  
23733 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85255

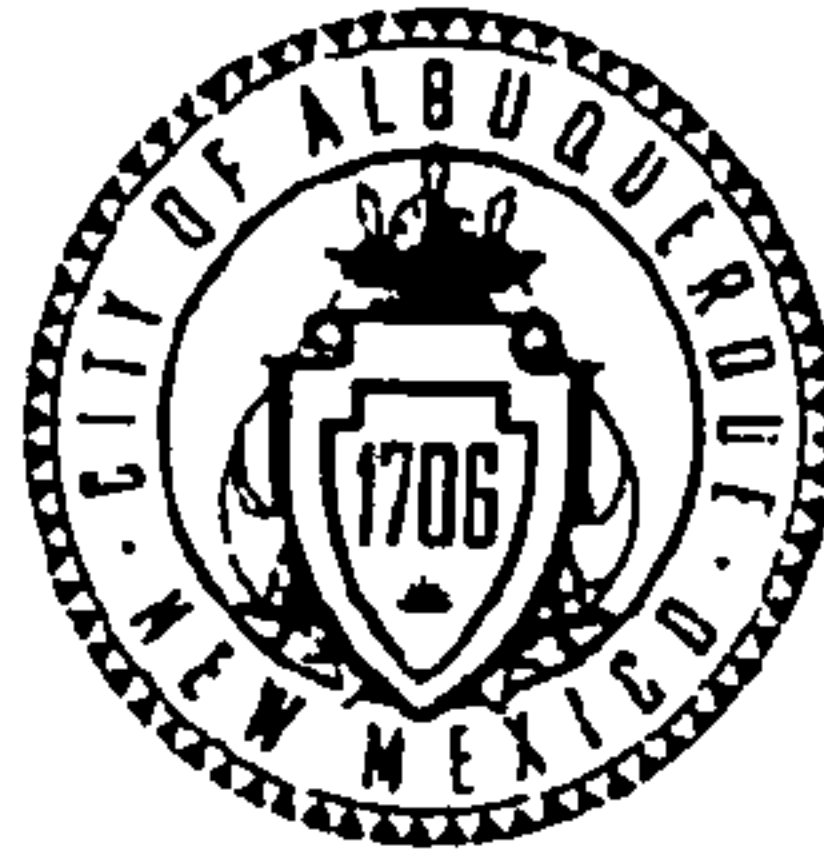
OR CURRENT RESIDENT  
101805504151520102  
LOVELACE MEDICAL CENTER INC  
PROPERTY VALUATION SERVICES  
14400 METCALF AVE  
OVERLAND PARK, KS 66223

OR CURRENT RESIDENT  
101805604202530203  
OROZCO MARIA C  
717 PASEO DEL MAR NE  
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT  
101705528933510142  
U S GOVERNMENT 377 CEG/CERR  
2050 WYOMING BLVD SE  
KIRTLAND AFB, NM 87117

Project# 1001638  
GIBSON MEDICAL CENTER LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

Project# 1001638  
REYNA LUZ JUAREZ  
South San Pedro NA  
816 SAN PEDRO SE  
ALBUQUERQUE, NM 87108



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: January 14, 2009

TO CONTACT NAME: Jimmy Daskalos / Nick Kapnison
COMPANY/AGENCY: Gibson Medical Center, LLC
ADDRESS/ZIP: 2009 Eubank NE 87112
PHONE/FAX #: 872-1700 / 872-3900

Thank you for your inquiry of 1-14-09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lovelace Hospital, tract A-1-A-1-A

zone map page(s) M-18

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Parkland Hills
Neighborhood or Homeowner Association
Contacts: Monica Lovato
2001 Gold SE #1 87106
463-5406 CW
Jennifer Brower
4601 Burton Ave. SE
401-6899 CH 87108

South San Pedro
Neighborhood or Homeowner Association
Contacts: Reyna Luz Suarez
816 San Pedro SE 87108
254-2142 CH
Enrique Cardiel
420 Indiana SE 87108
255-9312 CH

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana S. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR  
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE **PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

**INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION**

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

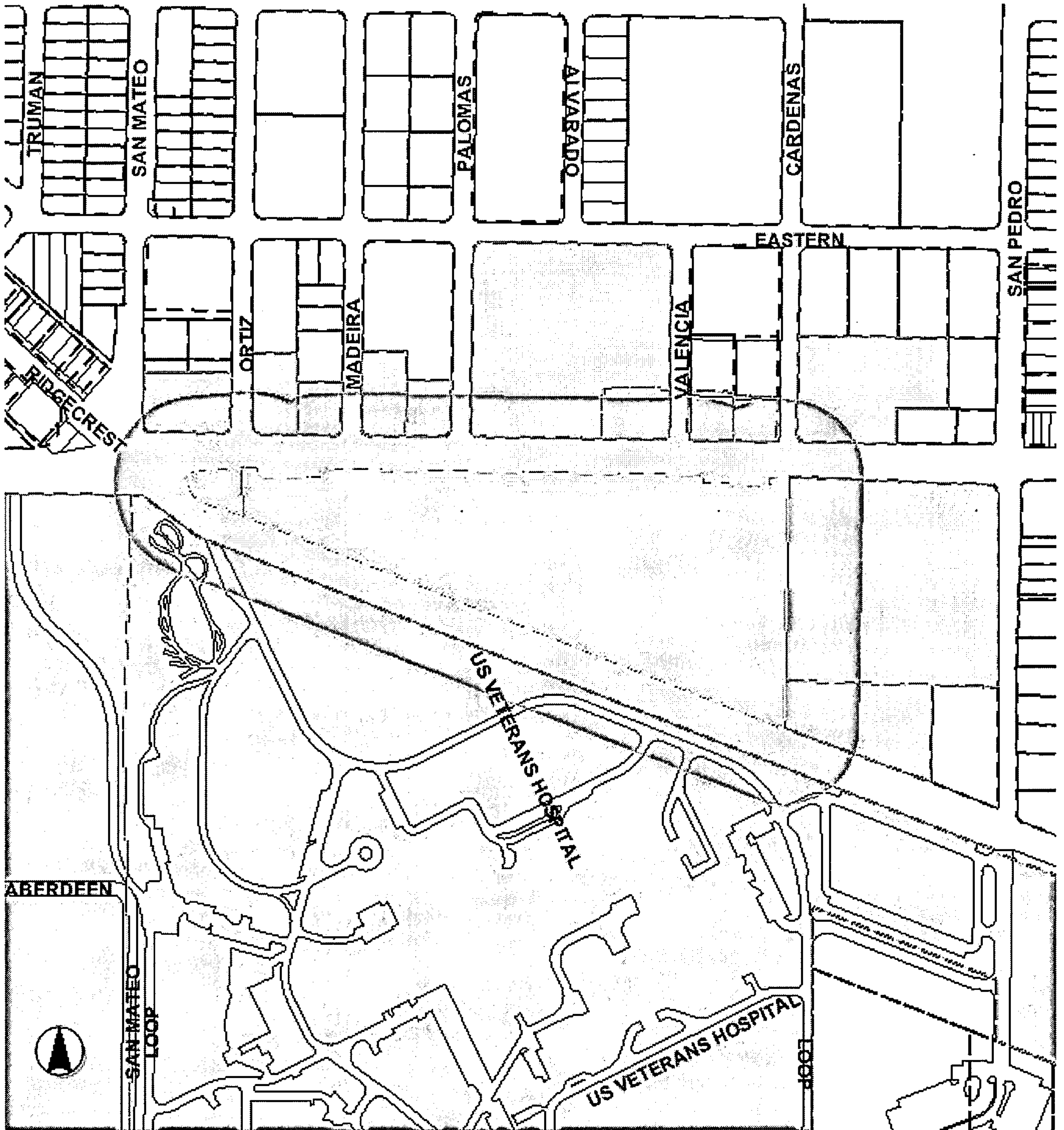
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 1-14-09 Time Entered: 11:43 AM ONC Rep. Initials: DR





Rec	UPC	OWNER	WNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLAS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	1018 0560 1701 7301 01	FRANCHISE REALTY I NTERSTATE PTS INC D BA MCDONALDS (30- 0022)	PO BOX 182571	COL UM BUS	O H	432 18	C	A 1 A	TR M REDIG OF THE S 33 FT OF LTS 5 & 17 & ALL OF LT 6 THRU 11 & LT 18 THRU 23 & T HE N 20 FT OF LT 12 & 24 BLK 24 OF VIRGINI A PLACE ADDN TOGETHER WITH NORTH- SOUTH VACATED ALLEY CONT	1.0 63 17 92 8	14 90 30
2	1018 0561 5001 6304 25	HAJJAR CHARLES C T RUSTEE OF SIESTA HI LLS REALTY TRUST % HAJJAR MGMT CO INC	31 PETE RBORO UGH ST SUITE B -2	BOS TON	M A	022 15	C	A 1 A	SELY PORT OF BLK 29 AND EXC THE S 20 F T OUT TO RW VIRGINIAPLACE ADDN CONT 0.6887 AC M/L OR 30,000 SQ FT M/L	0.6 86 25 61 7	15 33 54
3	1018 0560 5501 3302 05	MERRITT BOBBY J & B ETTY L C/O MIKE PAUL OWSKY ESQ	750 NO RTH 17T H	LAS CRU CES	N M	880 05	C	A 1 A	TR "A-1" BLK 26 PLAT OF TRS A-1 & A- 2, BLK 26 VIRGINIA PLACE ADD'N (A REPL O F TR A, CORRECED REPL OF E 1/2 OF BLK 2 6 & LT B- 5 SUMMARY PLAT TR B) CONT 0.5238 AC	0.4 90 19 07 9	15 41 13
4	1018 0560 8701 9303 13	ZABEL ROD & LOLA	PO BOX 11515	ALB UQ UER QUE	N M	871 92	C	A 1 A	LOT C2 PLAT OF LTS C1 & C2 BLK 27 VIRGIN IA PLACE (REPL OF LT C BLK 27 VIRGINIA P LACE) CONT 20,160 SQ FT M/L	0.5 07 59 48 4	16 21 22
5	1018 0561 2903 6304 24	HAJJAR CHARLES C T RUSTEE SIESTA HILLS REALTY TRUST C/O H AJJAR MGT CO INC	31 PETE RBORO UGH ST SUITE B 2	BOS TON	M A	022 15	C	A 1 A	BLKS 28 & 29 EXC THE S 20 FT OUT TO RW & EXC A SELY PORTION IN BLK 29 VIRGINIA PLACE ADDN CONT 7.1761 AC M/L OR 312,5 95 SQ FT M/L	7.1 20 30 34 5	16 34 61
6	1018 0551 4024 7202 71	USA % DEPT OF VET A FFAIRS MED CENT	1501 SA N PEDR O DR SE 138	ALB UQ UER QUE	N M	871 08	V	X 1	TR OF LAND WITHIN SEC 36 T10N R3E (AKA U S VETERANS HOSPITAL & PORT OF KIRTL AND AFB) CONT 456.4320 AC M/L	37 3.1 27 87 54 6	16 59 02
7	1018 0552 2849 3201 25	SPRING CREEK APART MENTS LLC C/O HAMIL TON ZANZA & CO	37 GRA HAM ST SUITE 2 00B	SAN FR ANC ISCO	CA	941 29	R	A 1 A	*D AMENDED PLAT OF LOT D CAGUA ADD C ONT 8.845 AC	8.8 05 99 20 4	16 84 12
8	1018 0562 2202 3306 12	CITY OF ALBUQUERQ UE REAL ESTATE OFFI CE	PO BOX 1293	ALB UQ UER QUE	N M	871 03	R	A 1 A	TRACT A- 1 LAND DIVISION OF BLKS 31&32 VIRGINIA P LACE ADDN CONT 2.747 AC	2.8 91 44 39 9	17 19 59
9	1018 0552 1945 2201 20	CITY OF ALBUQUERQ UE LOVELACE RESPIR ATORY RESEARCH IN ST	PO BOX 1293	ALB UQ UER QUE	N M	871 03	C	A 1 A	LOT C CAGUA ADD CONT 3.752 AC	2.1 83 41 09 5	17 90 93
10	1017 0552 8933 5101 42	U S GOVERNMENT 377 CEG/CERR	2050 WY OMING BLVD S E	KIR TLA ND AFB	N M	871 17	C	X 1	SEC 35 T10N R3E	53 0.4 59 68 73 7	18 06 49
11	1018 0561 8601 5305 05	NEW MEXICO DONUTS INC % DUNKIN BRANK S INC PROP TAX 3W B	130 ROY ALL ST	CAN TON	M A	020 21	C	A 1 A	SLY 125FT OF E1/2 BLOCK 30 VIRGINIA PLA CE ADDITION CONT 0.39 ACRES	0.3 88 23 91 4	18 10 15
12	1018 0551 3149 9201 14	CITY OF ALBUQUERQ UE LOVELACE MED FN DN C/O PROPERTY VA LUATION SERVICES	14400 M ETCALF AVE	OVE RLA ND PAR K	KS	662 23	C	A 1 A	TR A-1-A- 1 LOVELACE HOSPITAL CONT 16.4178 AC	16. 39 85 62 12	18 17 46

1 3	1018 0550 4151 5201 02	LOVELACE MEDICAL CENTER INC % PROPERTY VALUATION SERVICES	14400 METCALF AVE	OVERLAND PARK	KS	662 23	C	A 1 A	LOT 1 SWIFT ADD'N CONT 0.4226 AC	0.3 76 47 07 2	18 17 47
1 4	1018 0560 7402 8303 11	BUSINESS PROPERTIES LLC	PO BOX 9215	ALBUQUERQUE	NM	871 19	C	A 1 A	* B 27 PLAT OF LTS A B & C BLK 27 VIRGINIA PLACE ADDN (A REPL OF BLK #27) CONT 0.3873 AC	0.3 87 26 52 7	18 25 96
1 5	1018 0560 4202 5302 03	OROZCO MARIA C	717 PASO DEL MAR NE	ALBUQUERQUE	NM	871 23	C	A 1 A	LT 2 BLK 26 PLAT OF LTS 1 & 2 BLK 26 VIRGINIA PLACE ADDITION CONT 0.8321 AC M/L OR 36,246 SQ FT M/L	0.7 38 43 87 6	18 26 03
1 6	1018 0561 7401 6305 01	GIANT INDUSTRIES ARIZONA INC % CARLOS A GUERRA ASSIST GENERAL COUNSEL	23733 N SCOTTS DALE RD	SCOTTSDALE	AZ	852 55	C	A 1 A	VIRGINIA PL N135 FT S165 FT W1/2 OF BLK 30	0.4 63 57 05 4	18 30 54
1 7	1018 0560 7401 5303 10	POXON SAMUEL T	PO BOX 14783	ALBUQUERQUE	NM	871 91	C	A 1 A	* A 27 PLAT OF LTS A B & C BLK 27 VIRGINIA PLACE ADDN (A REPL OF BLK #27) CONT 0.3843 AC	0.3 84 03 37 5	18 30 60



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 11, 2009

**Project# 1001638**  
09DRB-70008 VACATION OF PUBLIC RIGHT-OF-WAY

GIBSON MEDICAL CENTER LLC request(s) the referenced/ above action(s) for all or a portion of RIDGECREST DRIVE SE adjacent to Tract(s) A-1-A-1, **LOVELACE HOSPITAL** zoned SU-1 FOR HOSPITAL & REL FAC, located on the south side of GIBSON BLVD SE BETWEEN SAN MATEO BLVD SE AND SAN PEDRO BLVD SE containing approximately 16.4 acre(s). (M-18)

<b>AMAFCA</b> No comment.
<b>COG</b> No comment.
<b>TRANSIT</b> <u>Adjacent and nearby routes</u> Route #140/ #141, San Mateo route, pass the site on Ridgecrest and provide service on San Mateo north of the property and US Veterans Hospital in the south via the Loop road. <u>Adjacent bus stops</u> Bus Stop located on Loop road approximately 100 yards from Gibson/San Mateo/ Ridgecrest intersection. <u>Site plan requirements</u> None. <u>Large site TDM suggestions</u> None. <u>Other information</u> None
<b>ZONING ENFORCEMENT</b> No comments
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>Parkland Hills NA (R), South San Pedro NA (R)</b>
<b>APS</b> <b>Lovelace Hospital</b> , Tract A-1-A-1 is located on the south side of Gibson Blvd SE between San Mateo Blvd SE and San Pedro Blvd SE. The owner of the above property requests a Vacation of Public Right-of-Way for a development that consists of Gibson Medical Center. This will have no adverse impacts to the APS district
<b>POLICE DEPARTMENT</b> No comments.
<b>FIRE DEPARTMENT</b> No comments.
<b>PNM ELECTRIC &amp; GAS</b> APPROVED PENDING THE DEDICATION OF AN EASEMENT TO COVER ANY EXISTING PNM FACILITIES WITHIN PROPOSED VACATED ROADWAY.
<b>COMCAST</b> No comments
<b>QWEST</b> See informational comment in file
<b>ENVIRONMENTAL HEALTH</b> No comment
<b>M.R.G.C.D</b> No Adverse Comments.

**OPEN SPACE DIVISION**

No comment.

**CITY ENGINEER**

**TRANSPORTATION DEVELOPMENT**

Additional information must be provided prior to review. Information must be provided clearly indicating why the right of way is not needed.

**PARKS AND RECREATION**

**ABCWUA**

No objection to Vacation request. Vacated ROW must be retained as public water/sanitary sewer easement.

**PLANNING DEPARTMENT**

Refer to comments from affected utilities and agencies regarding proposed vacation; if approved, easements may need to be retained. Additionally, the vacated right-of-way would have to be acquired from the City (Real Property Division of the City Attorney's Office) and replatted with adjacent property within one year.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

Cc:

PROJECT TRACKING HISTORY

Date	Project Name/#	Application Request	Action
7/20/05	Lovelace Hospital 1001638	Sketch	Indy dep no/show \$50 one

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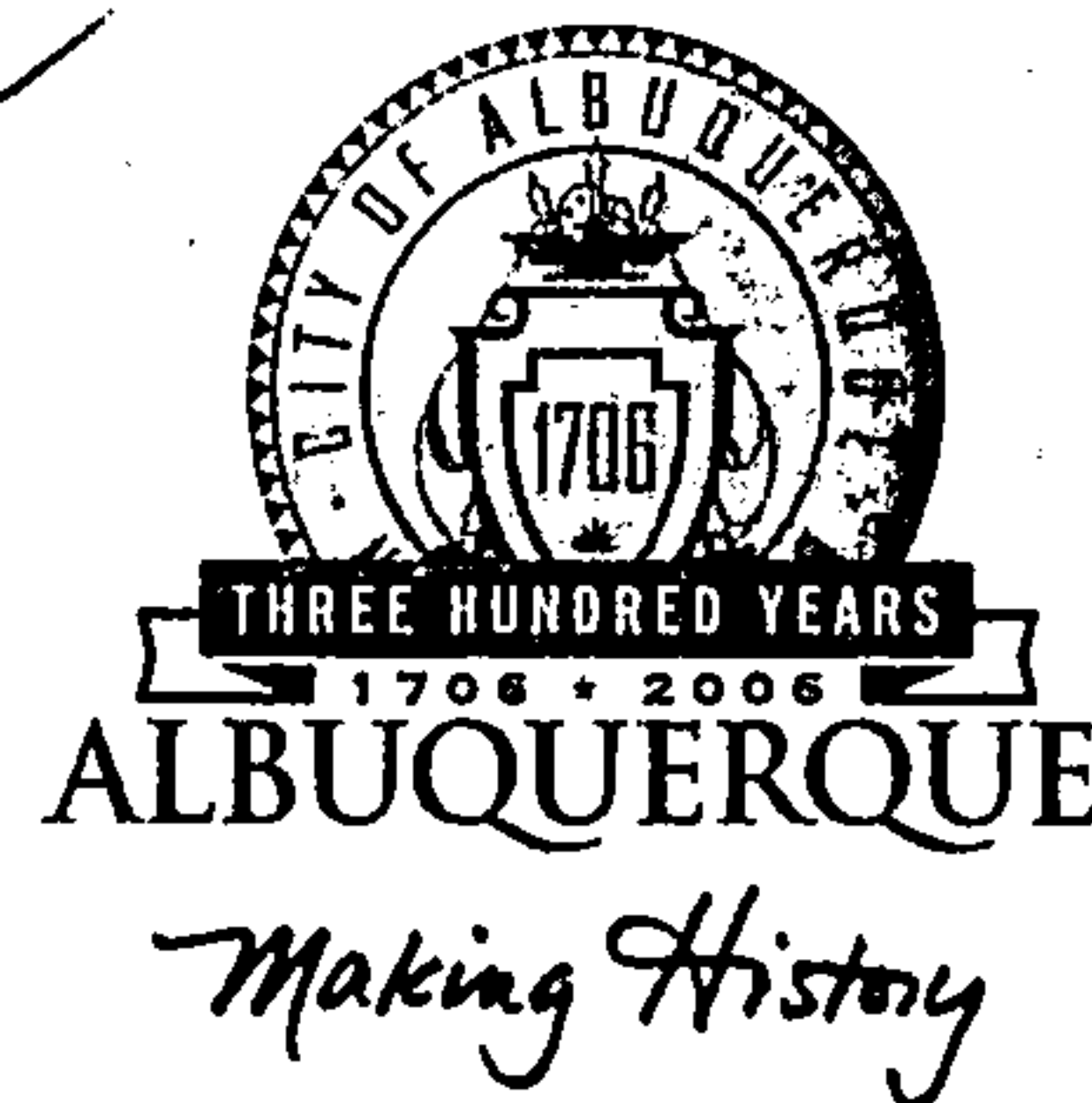
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1001638

# CITY OF ALBUQUERQUE

*Handwritten signature: Jeffrey M. Shaw*



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001638**

**AGENDA ITEM NO: 16**

**SUBJECT:**

**Sketch Plat**

**ACTION REQUESTED:**

**REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

**RESOLUTION:**

Albuquerque

**APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_**

New Mexico 87103

**SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)**

**DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)**

www.cabq.gov

**FOR:**

**SIGNED: Bradley L. Bingham  
City Engineer / AMAFCA Designee**

**DATE: JULY 20, 2005**



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 20, 2005  
DRB Comments**

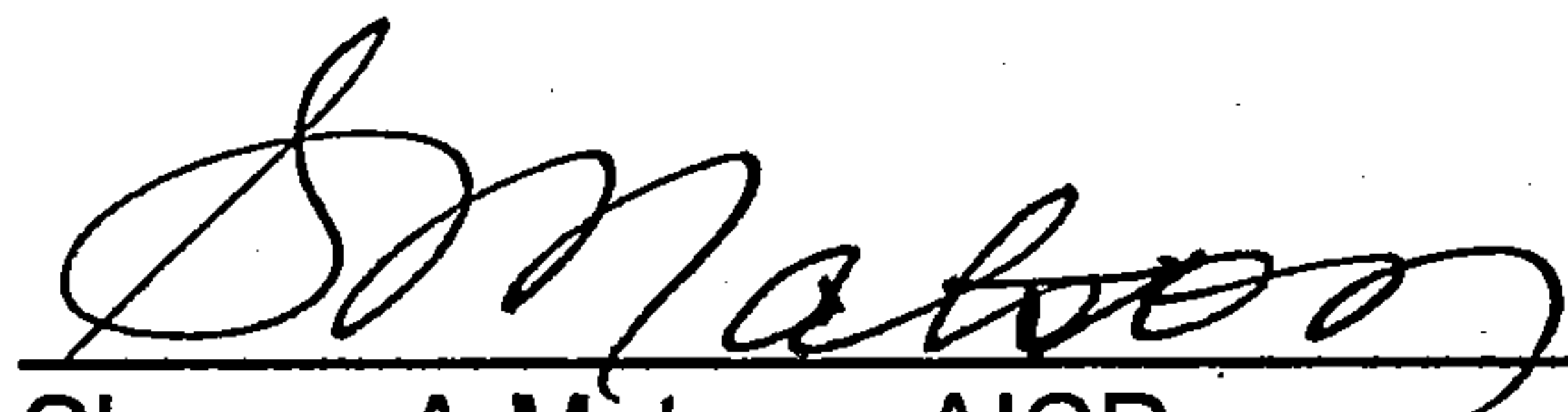
**ITEM # 16**

**PROJECT # 1001638**

**APPLICATION # 05-01110**

**RE: Lovelace Hospital/sketch plat**

No objection to this request. Defer to Water Utilities.



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Sheran A Matson, AICP  
924-3880 fax 924-3864  
smatson@cabq.gov



**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1001638                      Item No. 16              Zone Atlas    M-18

DATE ON AGENDA    7-20-05

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

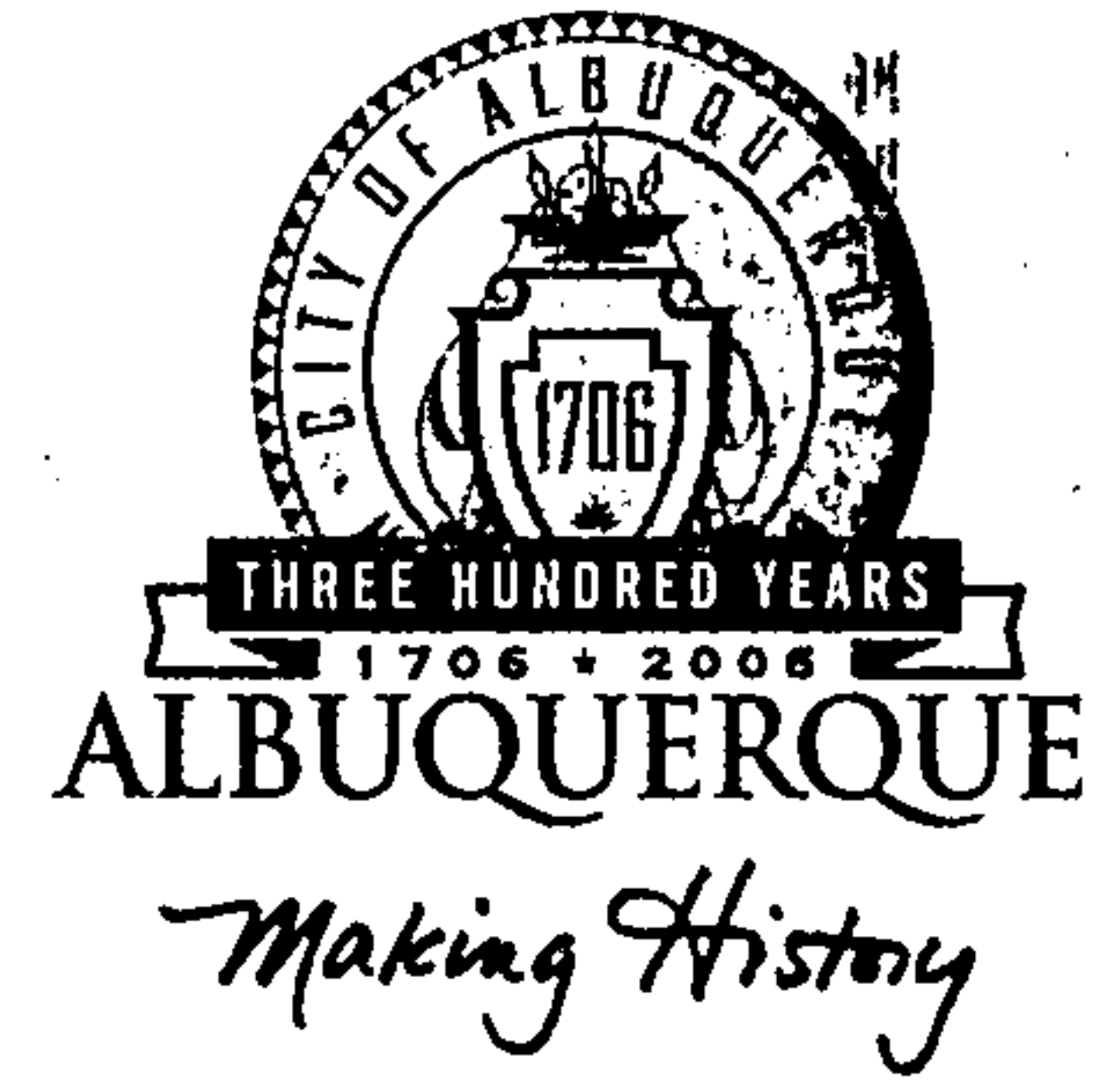
- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>

- 1) Defer the vacation and new easement to utilities.
- 2) More explanation is needed for the leased street (Ridgecrest) and the 3' vacated strip? Has the lease been renewed?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001638**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

**RESOLUTION:**

Albuquerque

APPROVED \_\_; DENIED \_\_; DEFERRED Indef. ✓; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

New Mexico 87103

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

www.cabq.gov

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JULY 20, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 20, 2005  
DRB Comments**

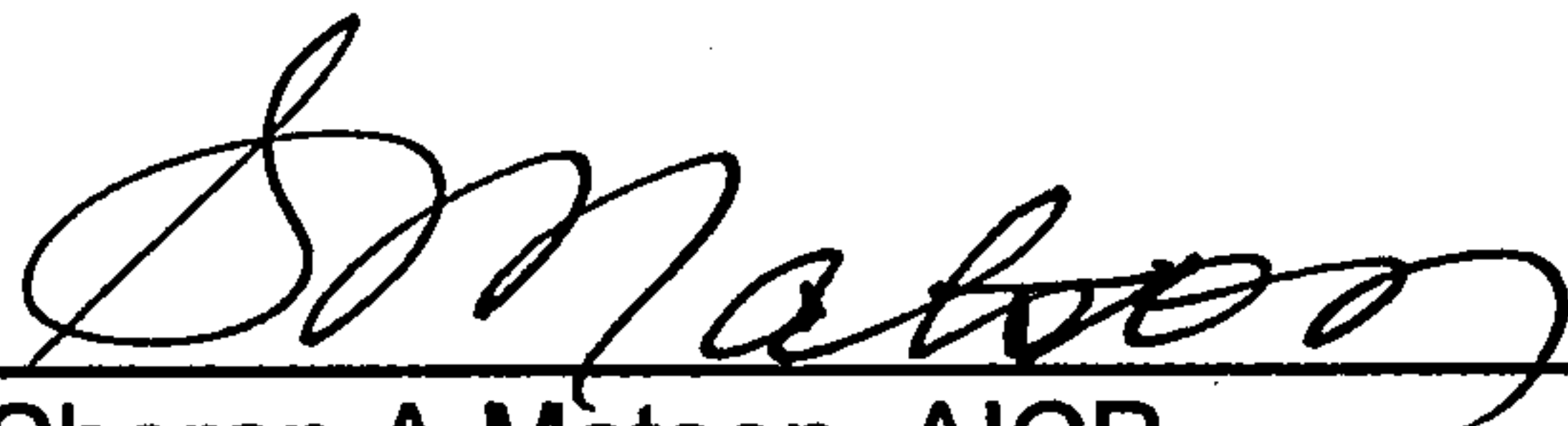
**ITEM # 16**

**PROJECT # 1001638**

**APPLICATION # 05-01110**

**RE: Lovelace Hospital/sketch plat**

No objection to this request. Defer to Water Utilities.



---

Sheran A Matson, AICP  
924-3880 fax 924-3864  
smatson@cabq.gov





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

July 20, 2005

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m.                      Adjourned: 10:45 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLAN**

- 1. **Project # 1003257**  
05DRB-00934 Major-Vacation of Public Easements  
05DRB-00933 Major-Vacation of Pub Right-of-Way  
05DRB-00929 Major-Preliminary Plat Approval  
05DRB-00935 Minor-Sidewalk Waiver  
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] [Deferred from 6/29/05 & 7/20/05](A-10) DEFERRED AT A.R. TO 7/27/05.

2. **Project # 1000650**  
05DRB-01067 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). [Deferred from 7/20/05] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

3. **Project # 1004232**  
05DRB-00896 Major-Vacation of Public  
Easements

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004281**  
05DRB-01057 Major-SiteDev Plan Subd  
05DRB-01058 Major-SiteDev Plan  
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL CO request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [REF: SP-97-193; DRB-97-245] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS.**

14. **Project # 1004323**  
05DRB-01144 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DAVID DONOHUE & SHIRLEY SAVARESE request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, **JOHN BARON BURG PARK**, zoned SR, located on 20<sup>th</sup> ST NW, between 21<sup>st</sup> ST NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE ADJUSTMENT.**

15. **Project # 1004325**  
05DRB-01146 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] *[Deferred from 7/20/05]* (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT-IS-REQUIRED TO BE AT THE MEETING**

16. **Project # 1001638**  
05DRB-01110 Minor-Sketch Plat or Plan

ALBUQUERQUE SURVEYING CO., INC., agent(s) for KEVIN GEORGES & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1-A, **LOVELACE HOSPITAL**, zoned SU-1 special use zone, located on SAN MATEO BLVD SE, between GIBSON BLVD SE and RIDGECREST DR SE containing approximately 17 acre(s). (M-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1002591**  
05DRB-01128 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for KPS GROUP request(s) the above action(s) for all or a portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX**, zoned SU-1/PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA-00608] (L-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004162**  
05DRB-01139 Minor-Vacation of Private  
Easements  
05DRB-01140 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, **VISTA DEL NORTE**, zoned SU-1 FOR PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742] (E-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004281**  
05DRB-01133 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL'S JR. GOLF COURSE request(s) the above action(s) for TRACTS H6A7A1-A & H6A7A1-B, **RIVERVIEW**, zoned SU-1/IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [Heard under Project #1004317 in error] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT TO USE ACCESS POINTS AND UTILITIES DEVELOPMENT FOR SIGNATURES OF NMUI, A BETTER DESCRIPTION OF 10-FOOT UTILITY EASEMENT AND PROVIDE BENEFICIARY AND MAINTENANCE STATEMENT FOR EASEMENT.**





Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112  
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032  
 CITY: ALBQ STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

APPLICANT: GIBSON MEDICAL CENTER LLC PHONE: 271-4550  
 ADDRESS: 2009 CUBANK BL NE FAX: ---  
 CITY: ALBQ STATE NM ZIP 87112 E-MAIL: ---

Proprietary interest in site: OWNER List all owners: 1

DESCRIPTION OF REQUEST: Consolidate Tract A-1-A-1 & a portion of VACATED Ridgecrest DR SE into 1 tract; grant NECESSARY EASEMENTS

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. A-1-A-1 Block: --- Unit: ---  
 Subdiv/Addn/TBKA: LOVE-CAGE HOSPITAL  
 Existing Zoning: SU-1 HOSPITAL & 122L FAC Proposed zoning: --- MRGCD Map No ---  
 Zone Atlas page(s): M-18 UPC Code: 101805513149920114

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project #.  
1001638 (DRB - 09DRB-70008) V-77-14

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 20.4232  
 LOCATION OF PROPERTY BY STREETS: (On) or Near: GIBSON BL SE  
 Between: SAN MATEO and SAN PEDRO

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: ---

SIGNATURE TERESE C. FORSTBAUER DATE 12/1/09  
 (Print) FORSTBAUER SURVEYING LLC Applicant:  Agent:   
BY TERESE C. FORSTBAUER

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>09DRB-70370</u>	<u>P&amp;E</u>	<u>2(3)</u>	<u>\$ 215.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 235.00</u>

Hearing date 12/09/09  
Sandy Handley 12/01/09  
 Planner signature / date

Project # 1001638

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls 3 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer.
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (verify with DRB Engineer)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

FORSTBAUER SURVEYING LLC  
 BY TERESA C. FORSTBAUER  
 Applicant name (print)  
 Teresa C. Forstbauer 12/1/09  
 Applicant signature / date

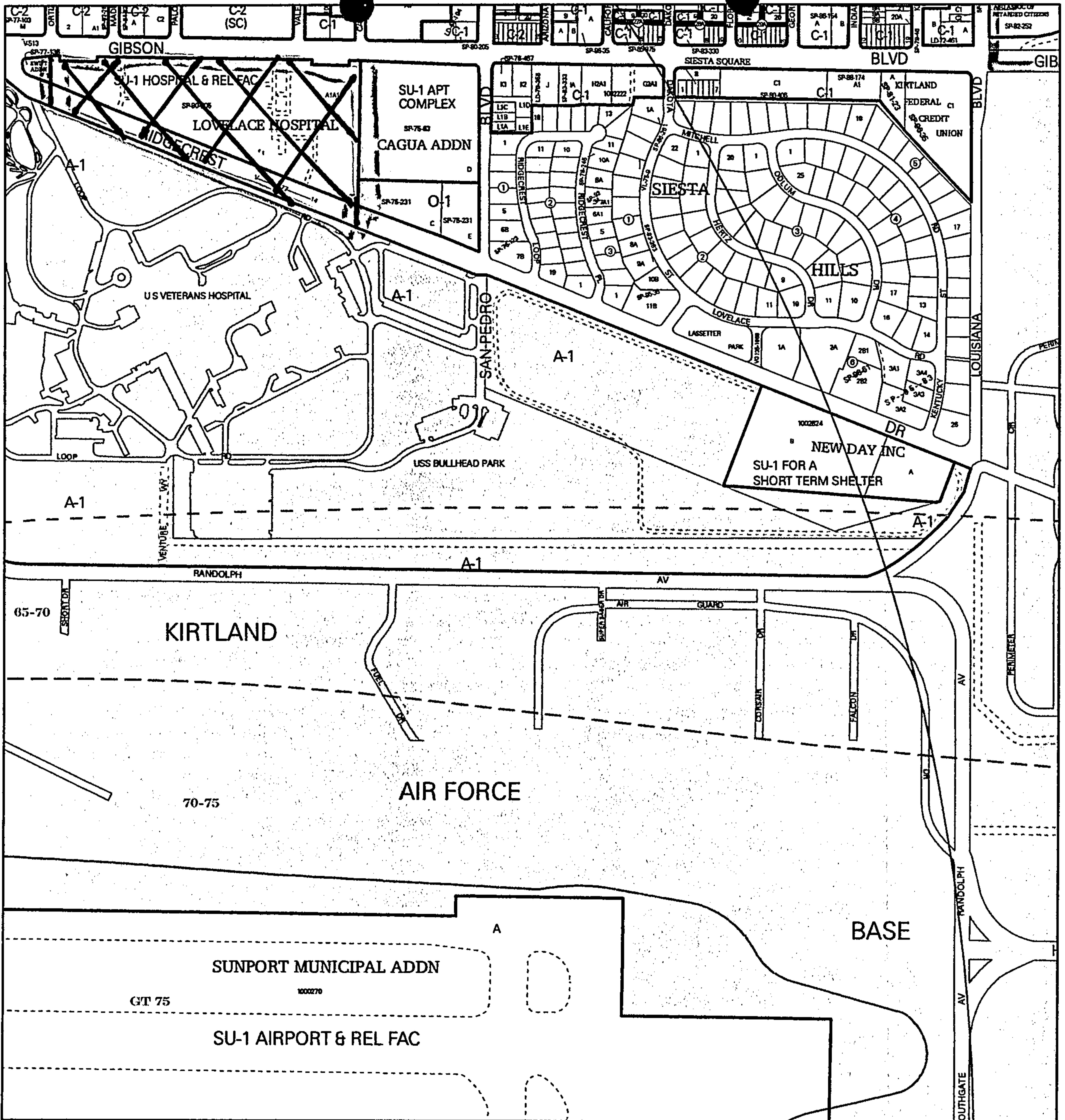


Form revised October 2007

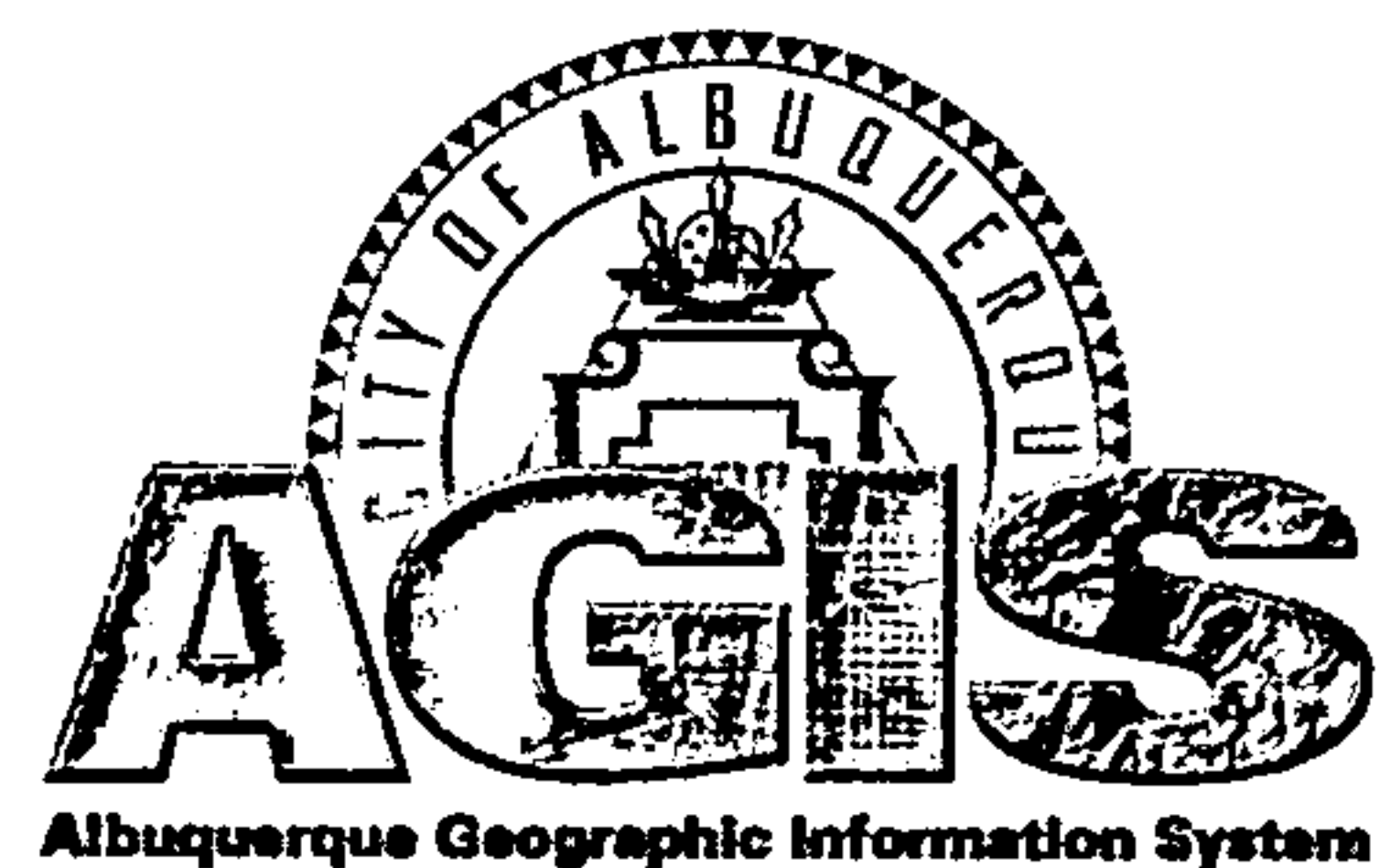
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 09 DRB- 70370

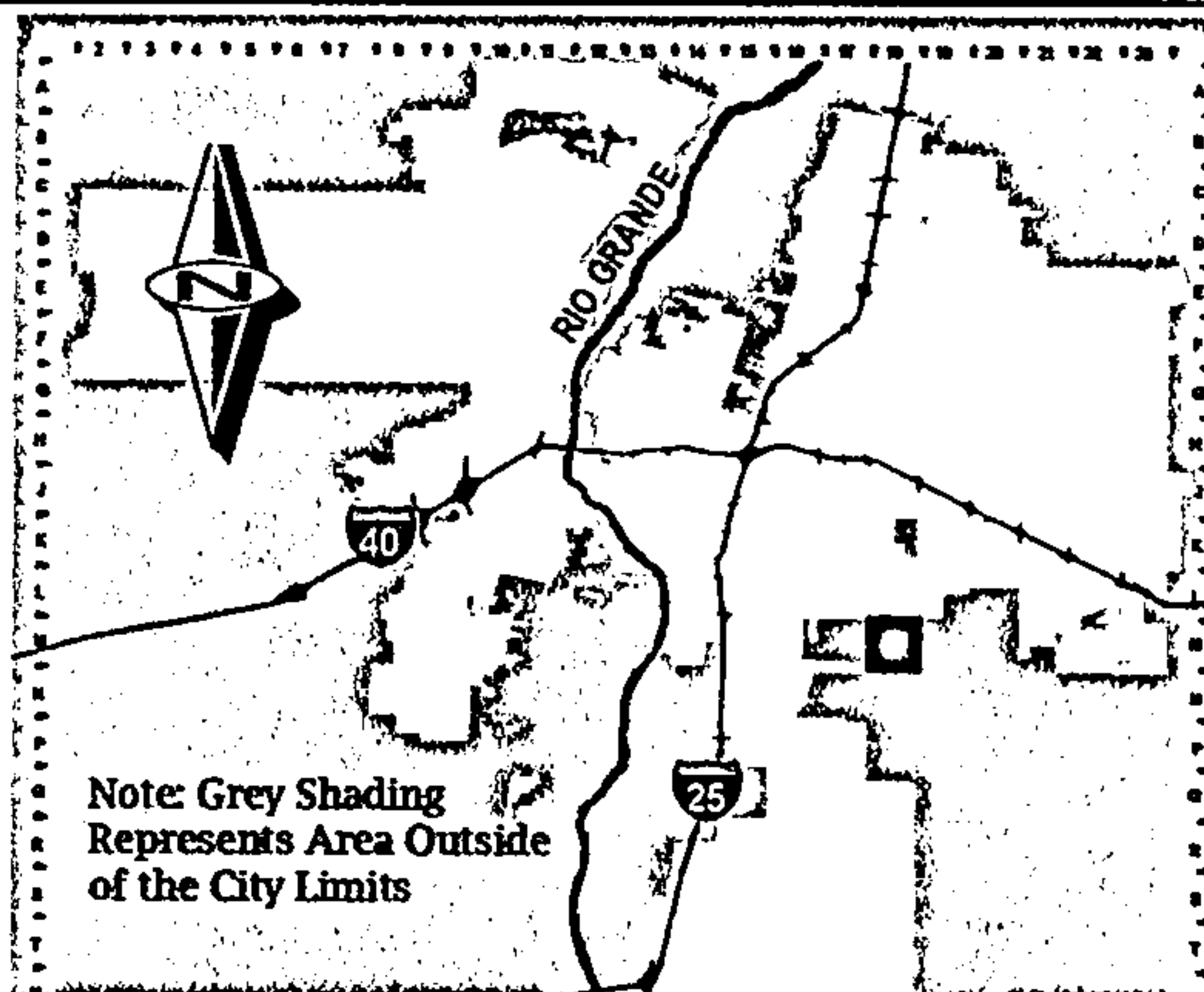
Sandy Handley 12/01/09  
 Planner signature / date  
 Project # 1001638



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009

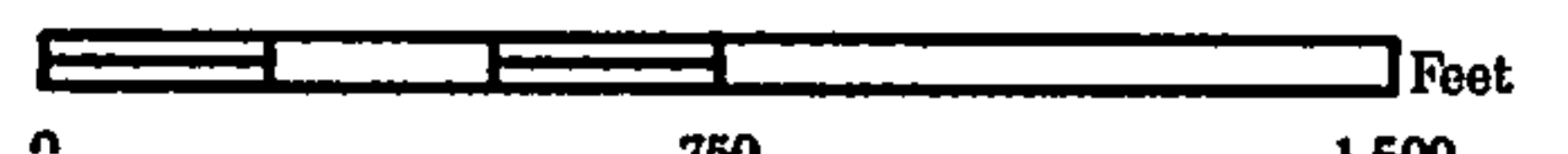


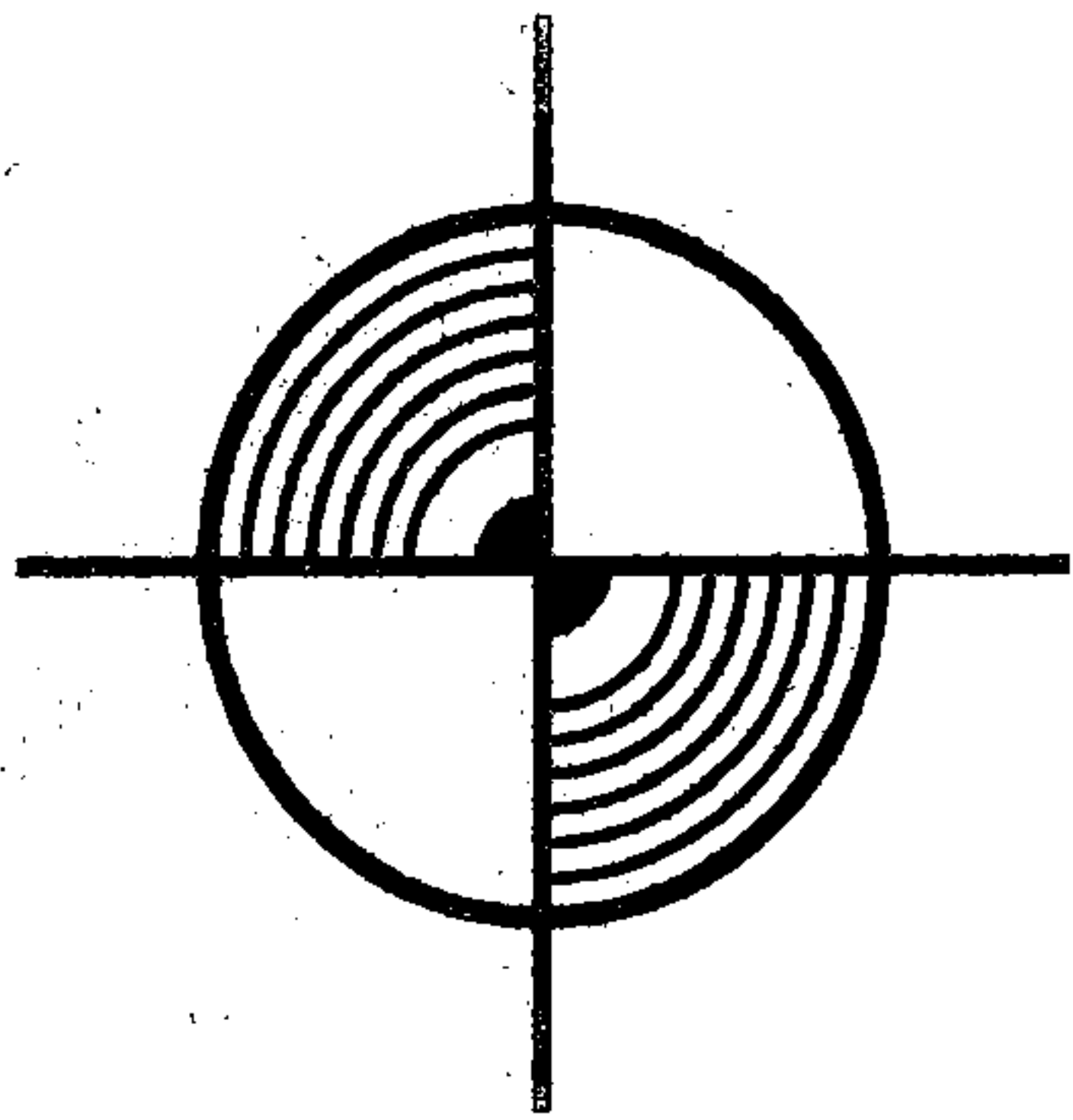
Zone Atlas Page:

**M-18-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





# **Forstbauer Surveying Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

December 1, 2009

**To: Development Review Board**

**From: Terese C. Forstbauer**

**Re: Proposed Tract A-1-A-1-A, Lovelace Hospital**

**Forstbauer Surveying LLC, agent for Gibson Medical Center LLC, requests Preliminary / Final Plat approval for the replat of existing Tract A-1-A-1 and a portion of vacated Ridgecrest Drive SE. The replat will also grant easements necessary for the new Tract. The replat is necessary to reflect existing site conditions.**

ASSESSOR OFFICE USE ONLY:

JOB #: \_\_\_\_\_

QUAD: SE

**BERNALILLO COUNTY**  
**TREASURER'S CERTIFICATION**

Page 1 of 1

NAME OF PLAT: PLAT OF TRACT A-1-A-1-A LOVELACE HOSPITAL (BEING A REPLAT OF TRACT A-1-A-1 AND A PORTION OF VACATED RIDGECREST DRIVE SE)

ZONE ATLAS: M-18

NOTE: Taxes for any tax year are the responsibility of the owner of record on January 1 of that tax year: 7-38-7 and 7-38-47 NMSA 1978.

This is to certify that taxes are current and paid through tax year \_\_\_\_\_ on property(s) identified within the boundaries of the above referenced plat and identified by the following uniform property code (UPC) numbers.

UPC #(s) provided by: Steve R. Miera 12/2/09  
(Bernalillo County Assessor's Office) (Date)

1-018-055-131499-201-14  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS IS TO CERTIFY THAT 2009 TAXES ARE CURRENT AND PAID ON UPC'S LISTED ON THIS TAX CERTIFICATE.

PROPERTY OWNER OF RECORD  
GIBSON MEDICAL CENTER LLC  
BERNALILLO COUNTY TREASURER'S OFFICE 12/3/09  
Victoria UCLCO (Date)

**Tax Bill**

2008

PROPERTY ADDRESS AND DESCRIPTION  
 5400 GIBSON BLVD SE  
 TR A-1-A-1 LOVELACE HOSPITAL  
 CONT 16.4178 AC

PARCEL NUMBER 101805513149920114



**TREASURER**

BERNALILLO COUNTY  
 PO BOX 627  
 ALBUQUERQUE, N.M.  
 87103-0627  
 (505)468-7031  
[www.bernco.gov/treasurer](http://www.bernco.gov/treasurer)  
 e-mail: [treas@bernco.gov](mailto:treas@bernco.gov)

**2008  
 TAX BILL**

AFC

1 018 055 131 499 20114  
 GIBSON MEDICAL CENTER LLC  
 2009 EUBANK BLVD NE  
 ALBUQUERQUE NM 87112

A1A TAX DISTRICT

THIS TAX BILL IS THE  
ONLY NOTICE YOU WILL  
 RECEIVE FOR PAYMENT  
 OF BOTH INSTALLMENTS  
 OF YEAR 2008  
 PROPERTY TAX

PROPERTY	CODE	VALUE
ASSESSED VALUE LAND		3,000,000
ASSESSED VALUE IMPROVEMENTS		2,250,000
ASSESSED VALUE PERS PROP		0
TAXABLE VALUE LAND		999,900
TAXABLE VALUE IMPROVEMENTS		749,925
TAXABLE VALUE PERS PROP		0
TOTAL VALUATION		1,749,825
STATUTORY EXEMPTION		0
VETERAN EXEMPTION		0
<b>NET TAXABLE VALUE</b>		<b>1,749,825</b>

AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
STATE	1.250	1,749,825	2,187.28
COUNTY	11.645	1,749,825	20,376.71
ALBUQ	11.520	1,749,825	20,157.98
SCHOOL APS	11.148	1,749,825	19,507.05
CNM	3.550	1,749,825	6,211.88
UNMH	6.500	1,749,825	11,373.86
AMAFCA	1.139	1,749,825	1,993.06
<b>TOTAL RATE</b>	<b>46.752</b>	<b>2008 TAX &gt;&gt;</b>	<b>81,807.82</b>

1st half payment becomes delinquent after Dec 10, 2008  
 2nd half payment becomes delinquent after May 10, 2009  
 Postmark by these dates for each half is on time...

[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE:

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
------	-----	----------	---------	------	------------

PRIOR YEAR TAXES MUST BE PAID BEFORE ACCEPTING CURRENT YEAR PAYMENTS

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# BERNALILLO COUNTY

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  - Current Ownership Data
  - Notice of Values
  - Map
- Treasurer Records**
  - Tax Bill
  - Property Tax Calculator
  - Tax & Payment History --> Pay Online
- Search Manager**
  - Return to list
- Page Options**
  - Print this page
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- Portfolio**
  - ★ Add to Portfolio
  - Portfolio Manager

## Tax & Payment History

Tax and Payment History for 101805513149920114							
YEAR	NET_TAXABLE	TAX	INTEREST	PENALTY	FEES	PAID	AMOUNT_DUE
1999	0	0.00	0.00	0.00	0.00	0.00	0.00
2000	0	0.00	0.00	0.00	0.00	0.00	0.00
2001	0	0.00	0.00	0.00	0.00	0.00	0.00
2002	0	0.00	0.00	0.00	0.00	0.00	0.00
2003	0	0.00	0.00	0.00	0.00	0.00	0.00
2004	0	0.00	0.00	0.00	0.00	0.00	0.00
2005	0	0.00	0.00	0.00	0.00	0.00	0.00
2006	0	0.00	0.00	0.00	0.00	0.00	0.00
2007	0	0.00	0.00	0.00	0.00	0.00	0.00
2008	1,749,825	81,807.82	0.00	0.00	0.00	-81,807.82	0.00

Summary of Taxes Due 1st Half Delinquent after Dec 10th	Payment information Current as of 10/26/2009 7:08:49 AM	Amount Due Valid until 11/10/2009
1st half due	40,903.91	0.00
2nd half due	40,903.91	0.00
<b>Total Due</b>	<b>81,807.82</b>	<b>0.00</b>

**To get Current Pay online Now!**  
**Note!! All payments will be applied to  
 Penalty and Interest First then the  
 Oldest Tax Bill**

Enter Payments

**CONTACT THE BERNALILLO COUNTY TREASURER AT 505-468-7031 FOR CURRENT TAX AMOUNTS IF PAYMENTS  
 ARE MADE AFTER THE "Valid until" DATE**

New Site Search | New Parcel Search | Search Results | Portfolio | Bernalillo Main Page



# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1001638 AGENDA# 5 DATE: 2/11/09

1. Name: Karen Deveney Address: 2425 Ridge crest SE Zip: 87108

2. Name: Nick Ragnisin Address: 2009 Eubank Zip: 87112  
N.E.

3. Name: Jim McClary Address: 6017 Camino Del Sol Zip: 87111

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Gibson Medical Center LLC PHONE: 872-1700  
 ADDRESS: 2009 Eubank NE FAX: 872-3900  
 CITY: Albuquerque STATE Nm ZIP 87112 E-MAIL: JDE@Atlasresources.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacate a portion of Ridgecrest Right-of-way between San Mateo and SAN Pedro

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract A-1-A-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Lovelace Hospital  
 Existing Zoning: SU-1, Hospital & Rel. Fac. Proposed zoning: Same  
 Zone Atlas page(s): M-18 UPC Code: 101805504151520<sup>102</sup> MRGCD Map No 101805513149920114

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
DRB # 1001638

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 16.4  
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson SE  
 Between: SAN MATEO SE and Ridgecrest SE  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 1-12-09  
 (Print) Jimmy Daskalos Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB 70008</u>	<u>VRW</u>	<u>V</u>	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02/11/09</u>			Total
				\$ <u>395.00</u>

Sandy Handley 01/14/09 Project # 1001638  
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- N/A The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
- Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jimmy Daskalos  
Applicant name (print)  
[Signature] 1-12-09  
Applicant signature / date



Form revised 4/07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
09DRB-\_\_\_\_\_-70008

Sandy Handley 01/14/09  
Planner signature / date  
Project # 1001638

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from JAN 27, 2009 To FEB. 11, 2009

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

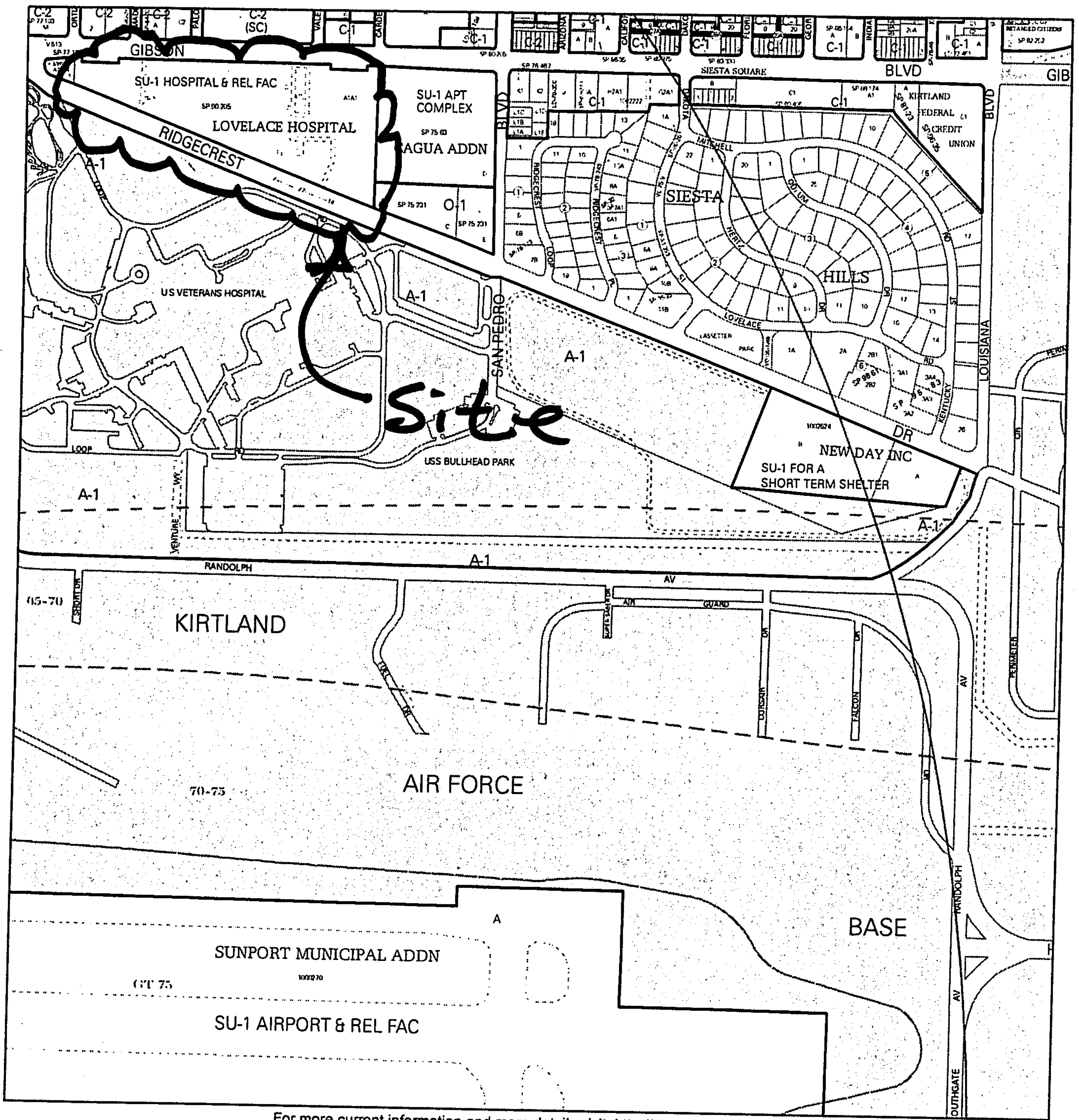
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Margaret Janic  
(Applicant or Agent)

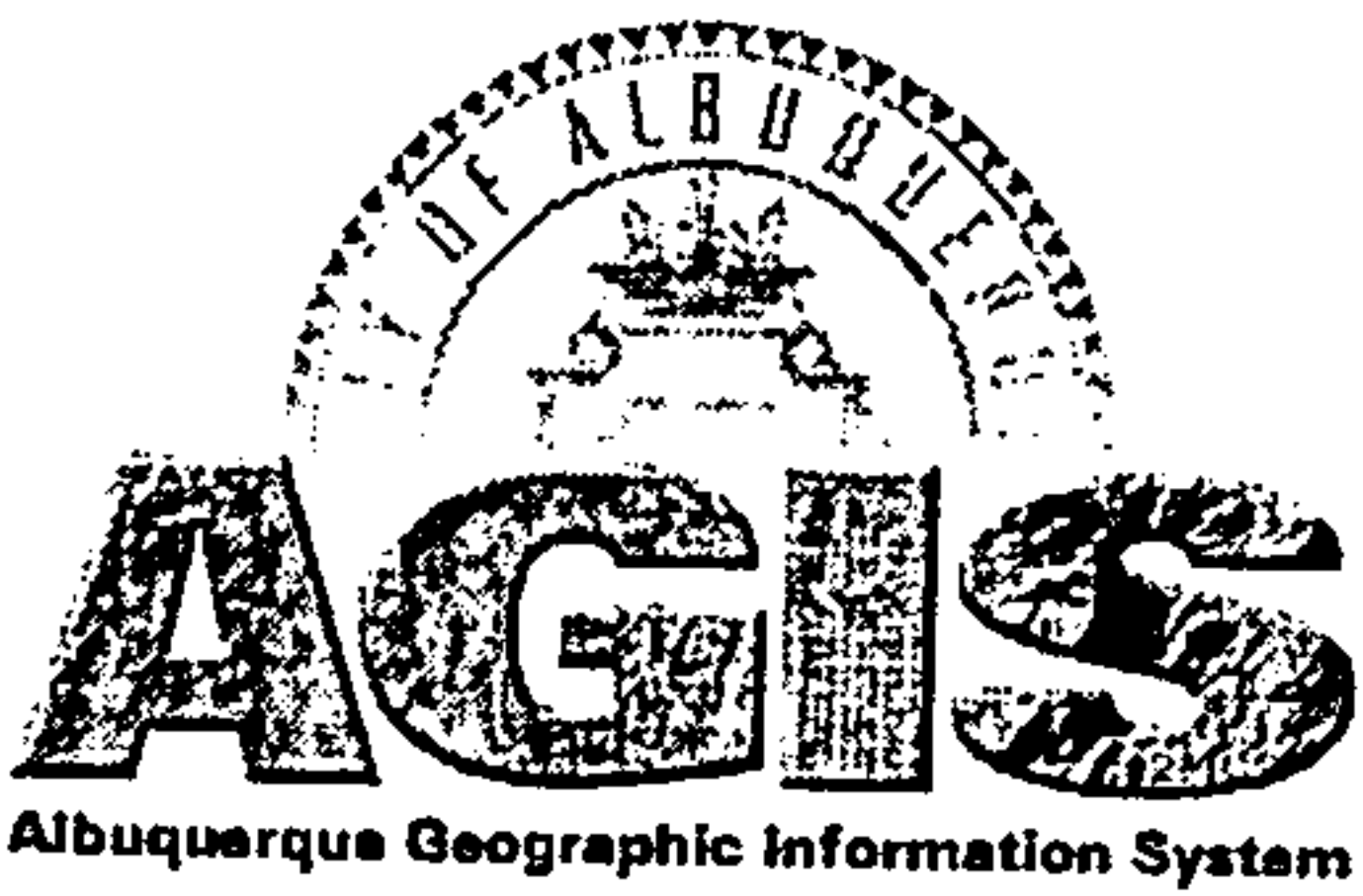
1-14-09  
(Date)

I issued 2 signs for this application, 01/14/09 Sandy Handley  
(Date) (Staff Member)

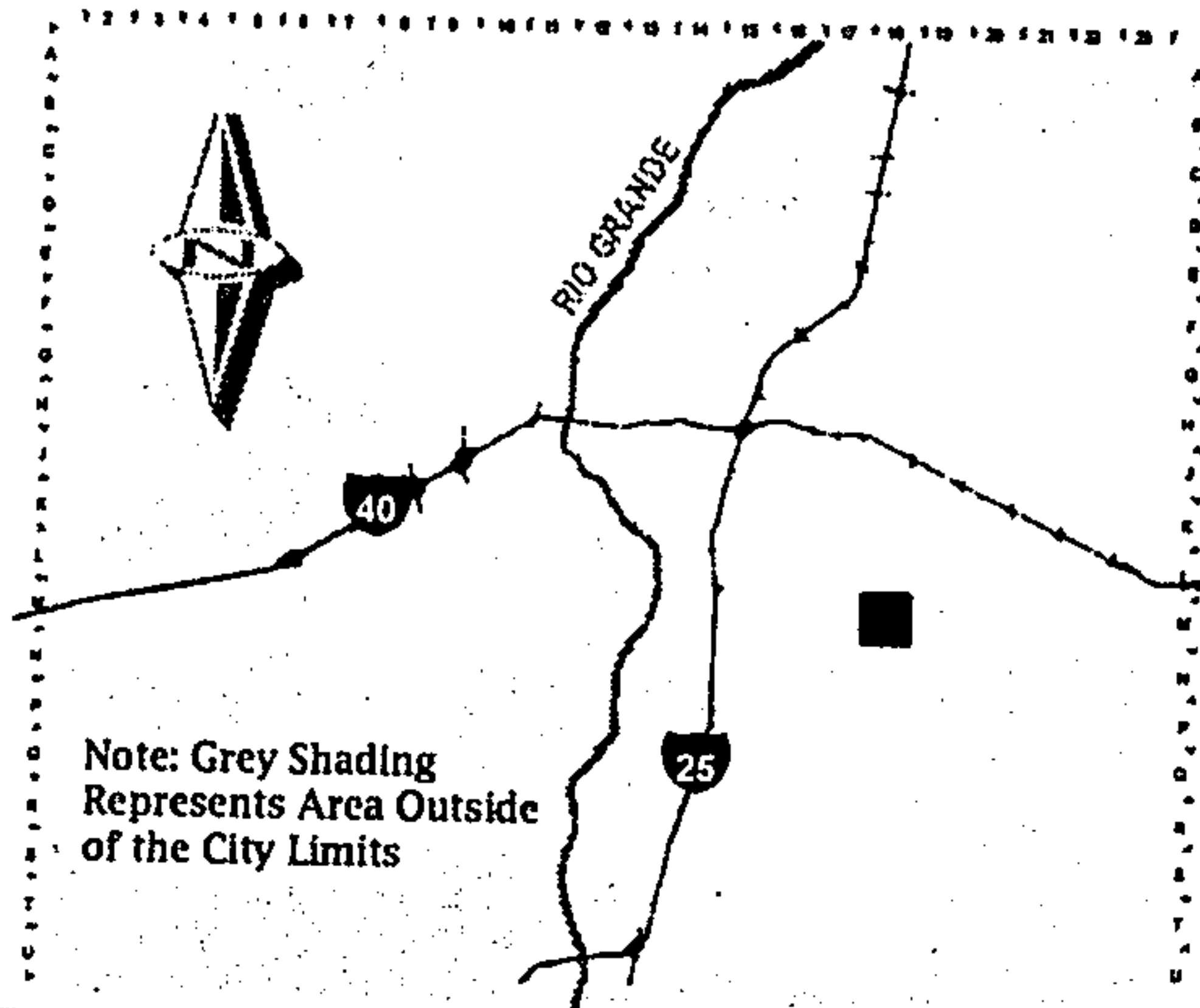
DRB PROJECT NUMBER: 1001638



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008

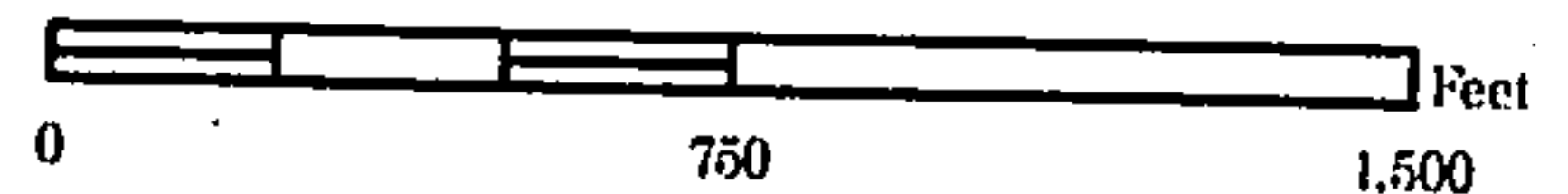


Zone Atlas Page:

**M-18-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



January 12, 2009

To whom it may concern,

Gibson Medical Center, LLC requests to vacate a portion of Ridgecrest Right-of-way between San Mateo and San Pedro. The property being vacated is solely used by hospital employees, patients and visitors for additional parking. Vacating the property will not change any uses of the property it remain a parking lot for the hospital. Allowing the Gibson Medical to purchase the property will help bring additional jobs to the area by giving future Tenants a secure amount of parking spaces.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kapnison". The signature is written in black ink and is positioned above the printed name and title.

Nick Kapnison

Gibson Medical Center, LLC



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: January 14, 2009

TO CONTACT NAME: Jimmy Daskalos / Nick Kaprison
COMPANY/AGENCY: Gibson Medical Center, LLC
ADDRESS/ZIP: 2009 Eubank NE 87112
PHONE/FAX #: 872-1700 / 872-3900

Thank you for your inquiry of 1-14-09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lovelace Hospital, tract A-1-A-1-A zone map page(s) M-18

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Parkland Hills
Neighborhood or Homeowner Association
Contacts: Monica Lovato
2001 Gold SE #1 87106
463-5406 CH
Jennifer Brower
4601 Burton Ave. SE
401-6899 CH 87108

South San Pedro
Neighborhood or Homeowner Association
Contacts: Reyna Luz Suarez
816 San Pedro SE 87108
254-2142 CH
Enrique Cardiel
420 Indiana SE 87108
255-9312 CH

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina S. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR  
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE **PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

**INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION**

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 1-14-09 Time Entered: 11:43 am ONC Rep. Initials: DR



6504 0482 2840 0001 1300 0001 7008

U.S. Postal Service  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87108 OFFICIAL USE

Postage	\$ 0.42	0129 06 Postmark Here
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.32	

01/14/2009

Sent To Ms. Monica Lovato  
 Street, Apt. No., or PO Box No. 2001 Gold SE #1  
 City, State, ZIP+4 Albuq., NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

1581 1482 2840 0001 1300 0001 7008

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Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.32	

01/14/2009

Sent To Mr. Enrique Cardiel  
~~Ms. Reyna Luz Juarez~~  
 Street, Apt. No., or PO Box No. 2001 Gold SE #1  
 City, State, ZIP+4 Albuq., NM 87108

PS Form 3800, August 2006 See Reverse for Instructions

5074 0482 2840 0001 1300 0001 7008

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.32	

01/14/2009

Sent To Ms. Reyna Luz Juarez  
 Street, Apt. No., or PO Box No. 816 San Pedro SE  
 City, State, ZIP+4 Albuq., NM 87108

PS Form 3800, August 2006 See Reverse for Instructions

2112 1482 2840 0001 1300 0001 7008

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ALBUQUERQUE NM 87108 OFFICIAL USE

Postage	\$ 0.42	0129 06 Postmark Here
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.32	

01/14/2009

Sent To Ms. Jennifer Brouer  
 Street, Apt. No., or PO Box No. 4601 Burton Ave SE  
 City, State, ZIP+4 Albuq., NM 87108

PS Form 3800, August 2006 See Reverse for Instructions



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project

CONTACT NAME: Jimmy Daskalos / Nick Kapnison

COMPANY NAME: Gibson Medical Center, LLC

ADDRESS/ZIP: 2009 Eubank NE 87112

PHONE: 872-1700 FAX: 872-3900

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Larlace Hospital

Tract A-1-A-1-A

UPC CODE 101805504151520102, 101805513149920114

LOCATED ON

LEGAL DESCRIPTION

Gibson

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

San Mateo

STREET NAME OR OTHER IDENTIFYING LANDMARK .

AND

Ridgecrest

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (m-18).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



**Amendment  
to Permit for Surface Parking between  
Gibson Medical Center, LLC. ("Permittee" or "Buyer") and the City of  
Albuquerque ("Permitter" or "Seller") for  
(Vacated) Ridgecrest Drive SE adjoining the Southern Boundary of  
Tract A-1-A-1, Lovelace Hospital Addition**

**WHEREAS:**

The City of Albuquerque Development Review Board has consented to the vacation of a portion of the Premises described in the Permit (Exhibit A attached hereto and incorporated herein) as that portion of former Ridgecrest Drive SE ("Property") immediately adjoining the south boundary of Tract A-1-A-1, Lovelace Hospital Addition,

The Permit has been extended on a month-to-month basis via the Interoffice Memorandum dated January 27, 2009, attached as Exhibit B.

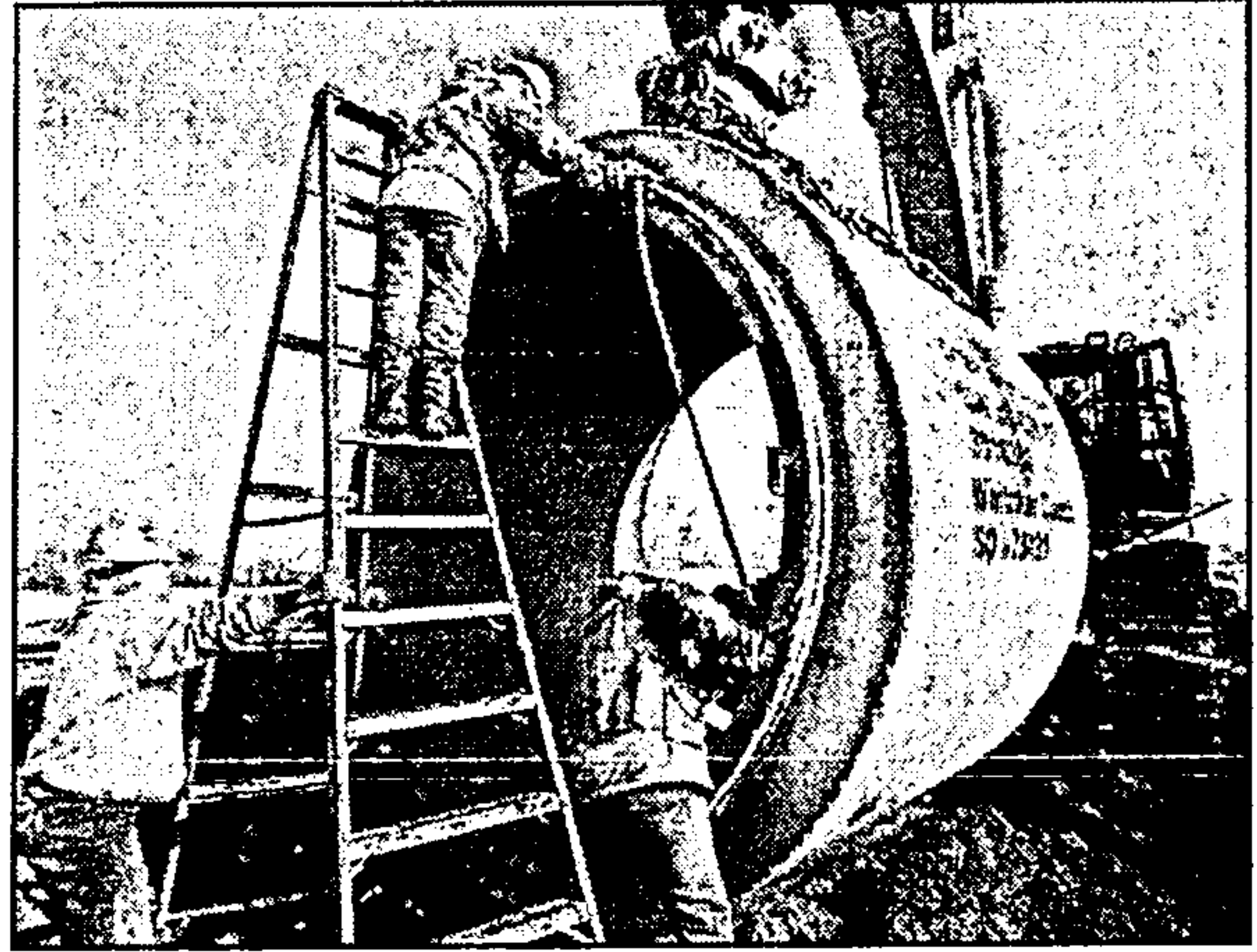
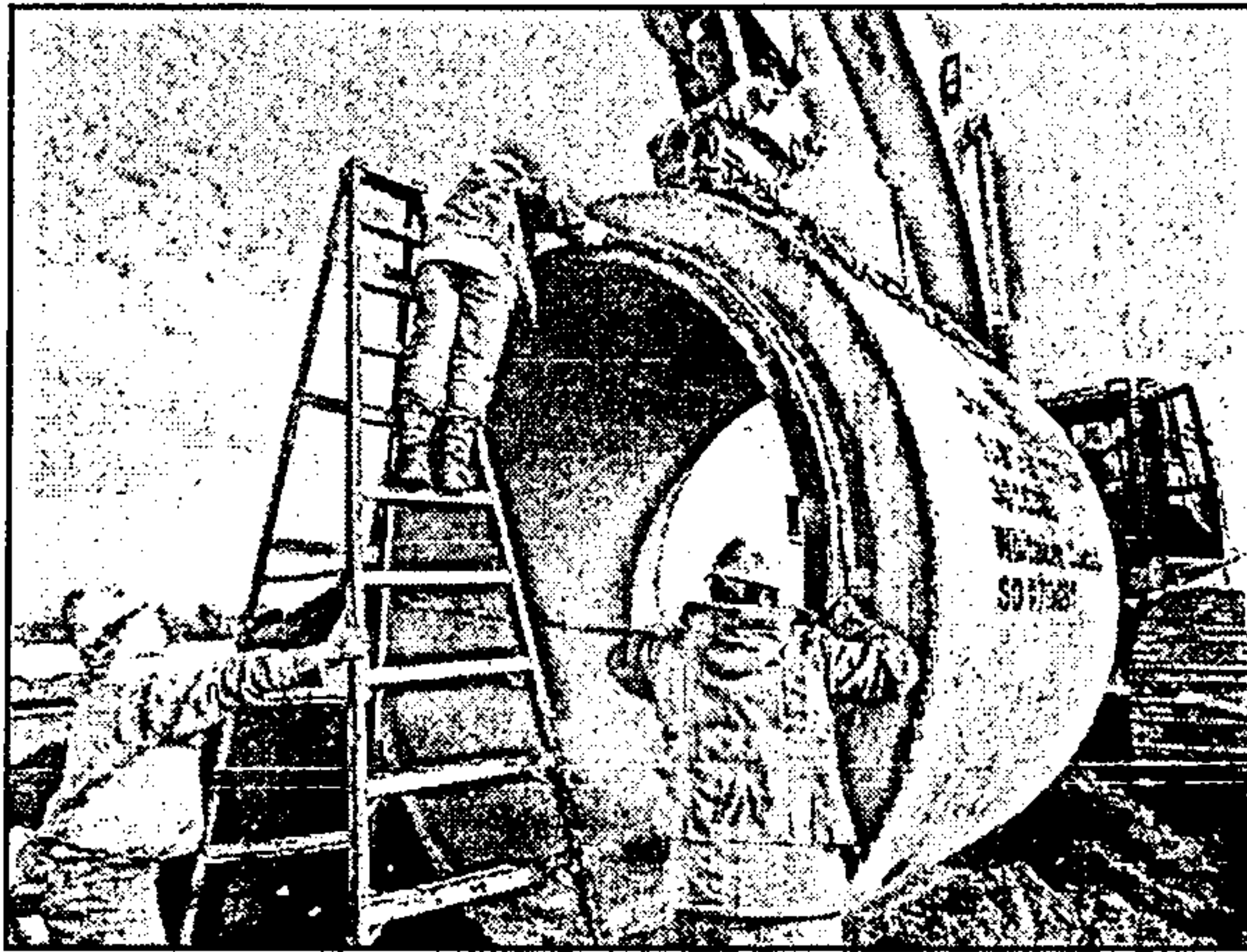
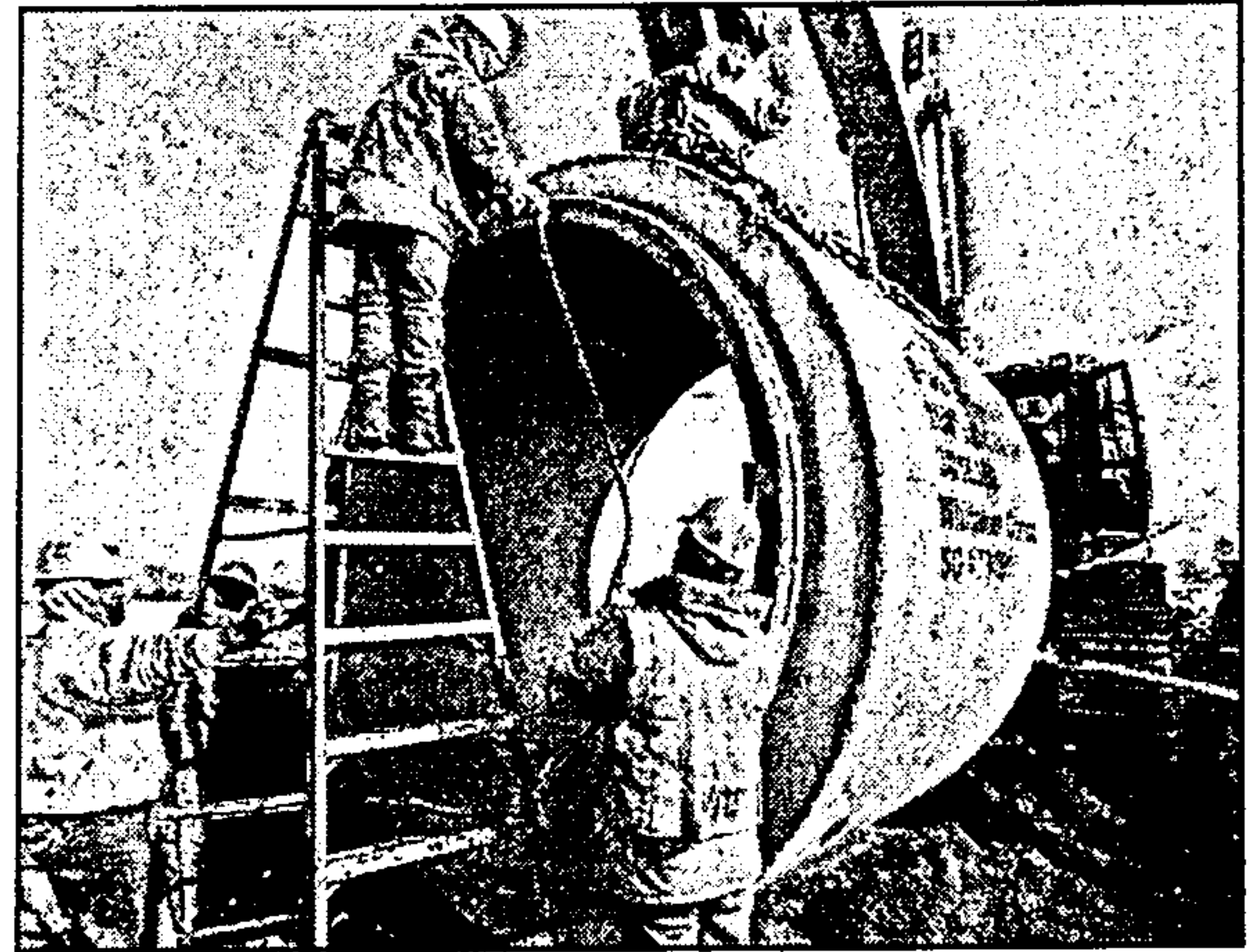
The Property being vacated comprises an smaller area than the Premises described in the Permit,

**NOW, THEREFORE IT IS AGREED THAT:**

The parties have agreed that the Property being vacated shall be sold to the Permittee/Buyer on the following terms and conditions:

Seller and Buyer have reduced the previously agreed upon compensation for above-referenced Property from \$261,360.00, to \$170,000.00, under the following conditions:

1. Buyer shall replat through the usual procedures the vacated Property and the adjacent property at Buyer's sole expense.
2. Buyer shall reserve to Seller in said replat all easements within the Property required by the City Development Review Board and utility companies, as well as a public roadway easement.
3. Buyer shall pay, and Seller shall accept, \$91,360.00, as compensation in the event Buyer wishes to vacate, through the City's then-applicable right-of-way vacation process, the reserved public roadway easement within seven (7) years of the filing date of the new plat.



### HDPE Pipe Joints

- Silt Tight Joint (2 psi)
- Watertight Joint – 10.8 psi for 10 minutes
- Field Test?



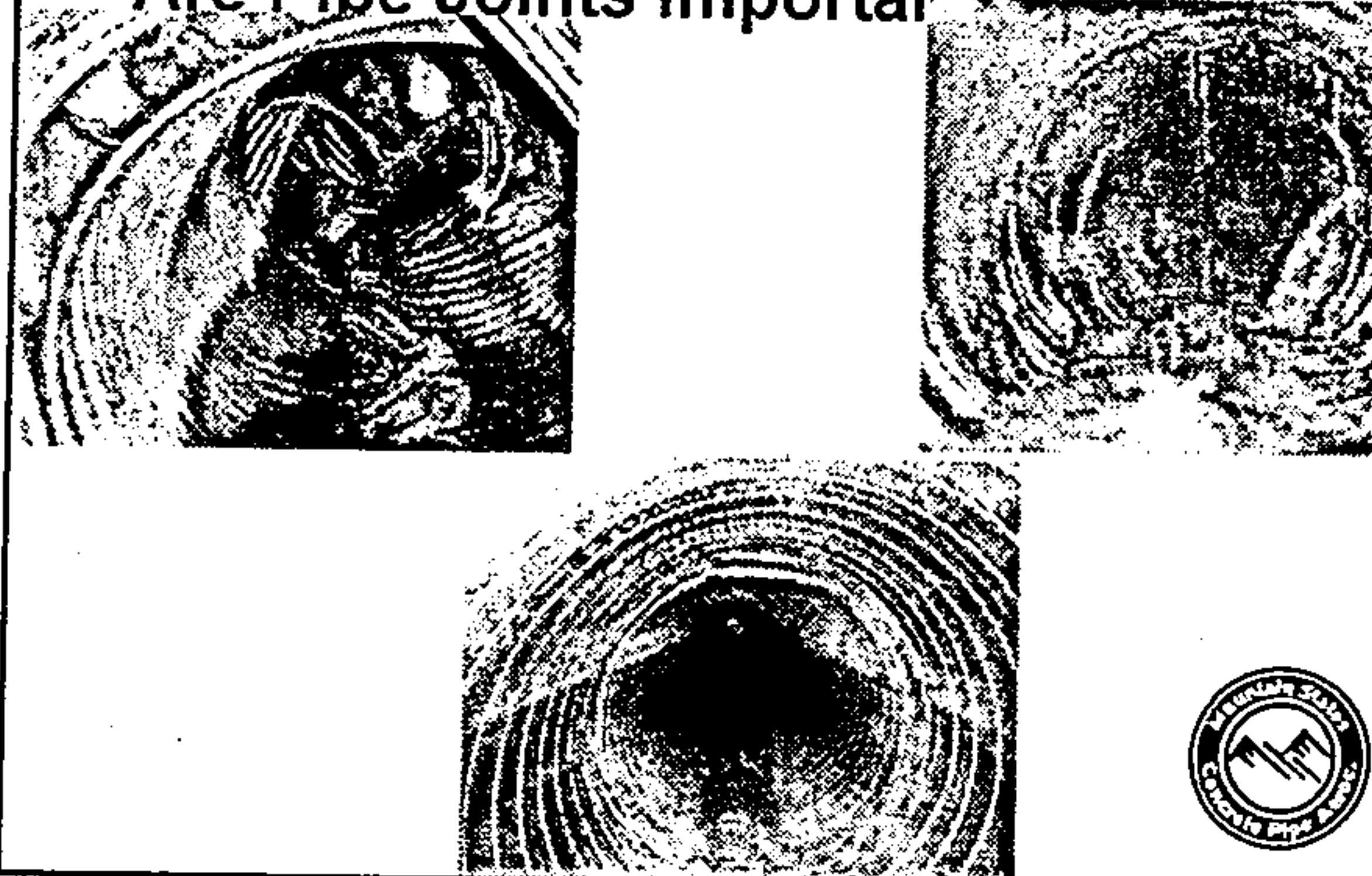


### CMP Pipe Joints

- Gasketed Joints?
- Claims of Silt Tight
- Supplies as equals with other pipe joints



### Are Pipe Joints Important?



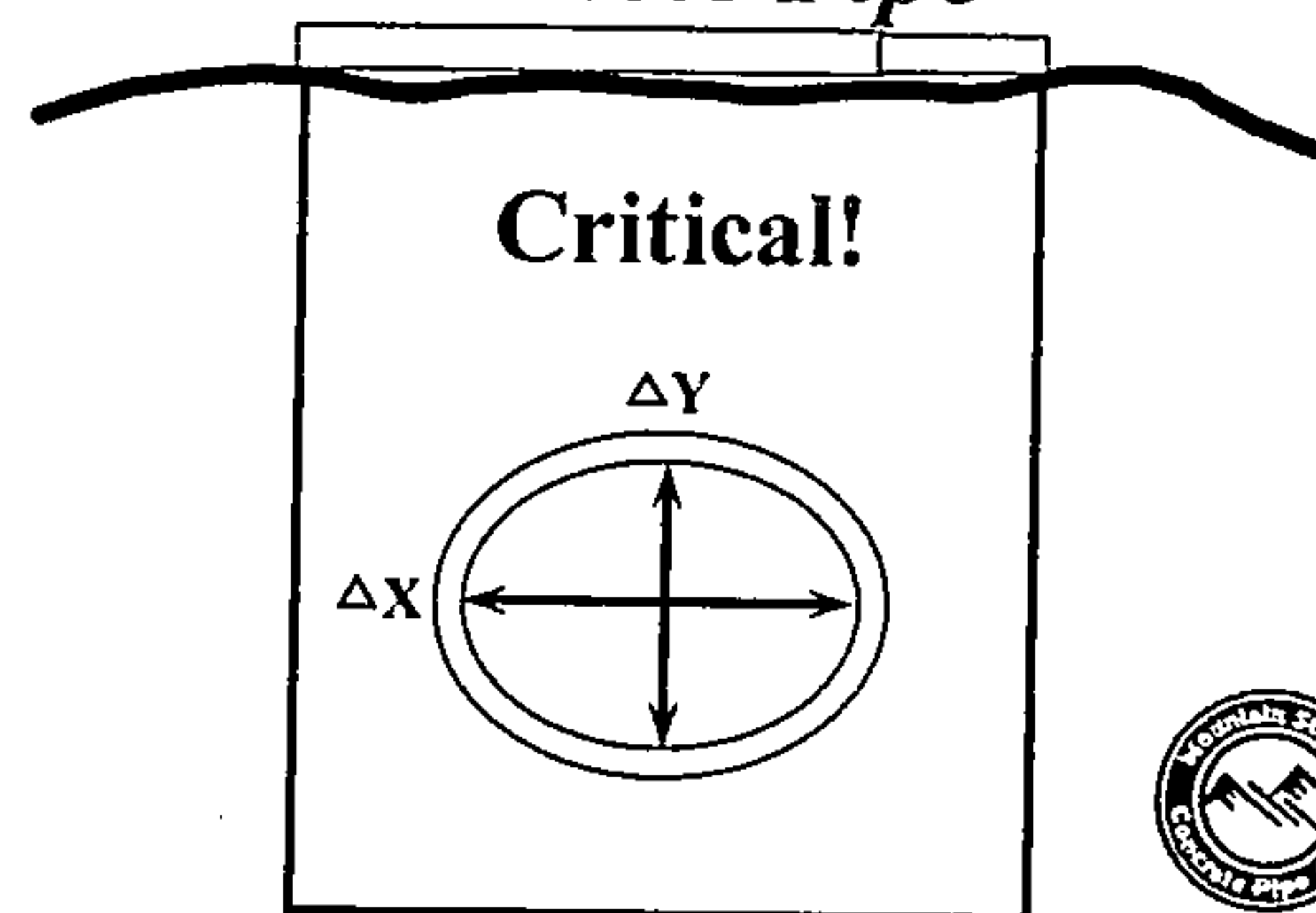
### UDOT Line and Grade Alignment Tolerances

Design Grade	Max. Grade Deviation
	Inch/100 feet
> 1 %	1 1/2
≤ 1 %	1
< 0.5 %	± 0.5

1% Grade - .9% to 1.1%



### Deflection Testing Flexible Pipe

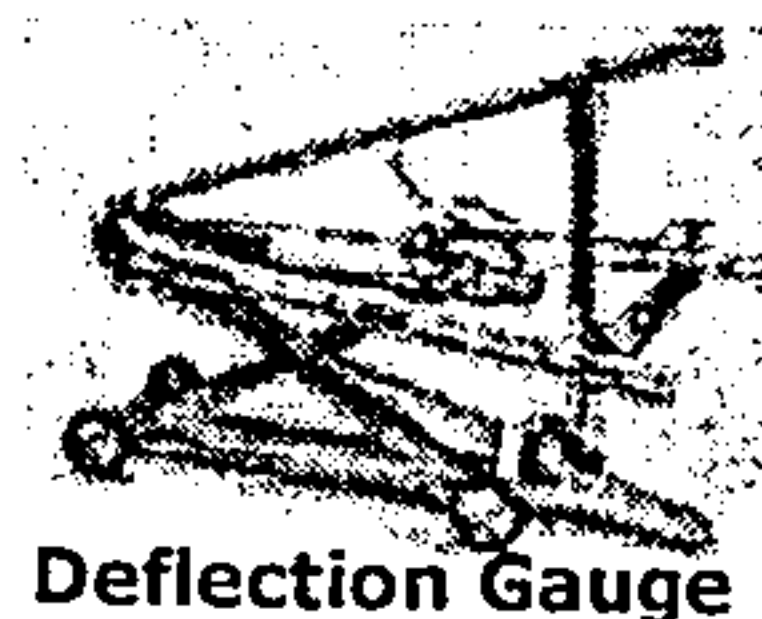
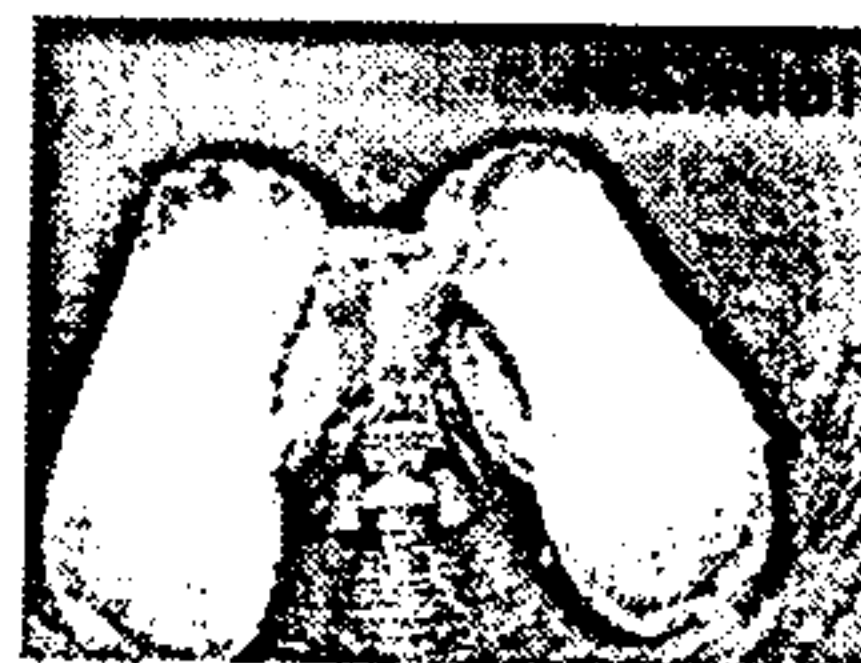


### 2005 AASHTO Bridge Committee - LRFD Bridge Construction Specifications: Section 30

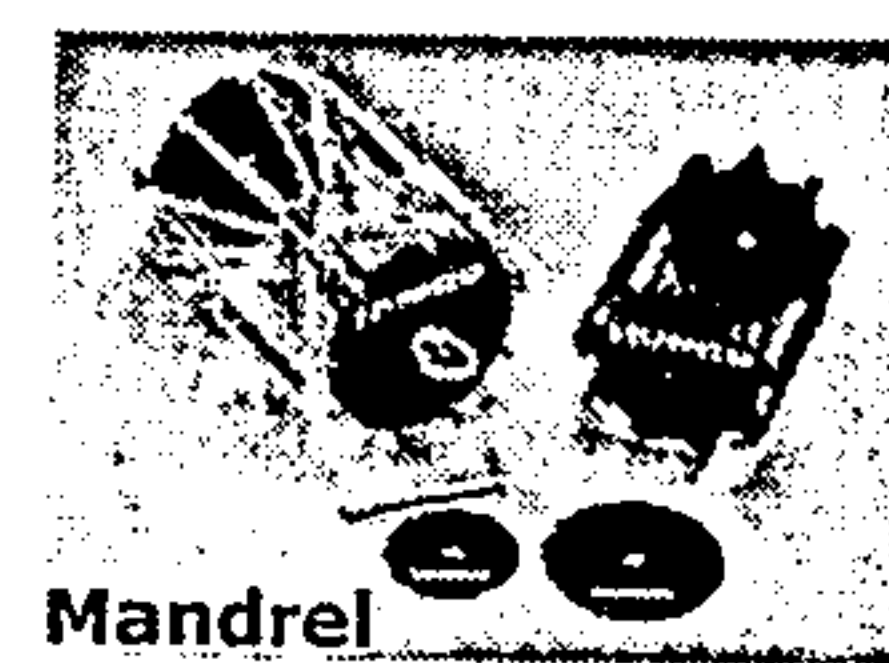
"Soil consolidation continues with time after installation of the pipe. While 30 days will not encompass the time frame for complete consolidation of the soil surrounding the pipe, it is intended to give sufficient time to observe some of the effects that this consolidation will have."

"For locations where pipe deflection exceeds 5 percent of the inside diameter, an evaluation shall be conducted by the Contractor and submitted to the Engineer for review and approval considering the severity of the deflection, structural integrity, environmental conditions, and the design service life of the pipe. Pipe remediation or replacement shall be required for locations where the evaluation finds that the deflection could be problematic. For locations where pipe deflection exceeds 7.5 percent of the inside diameter, remediation or replacement of the pipe is required."

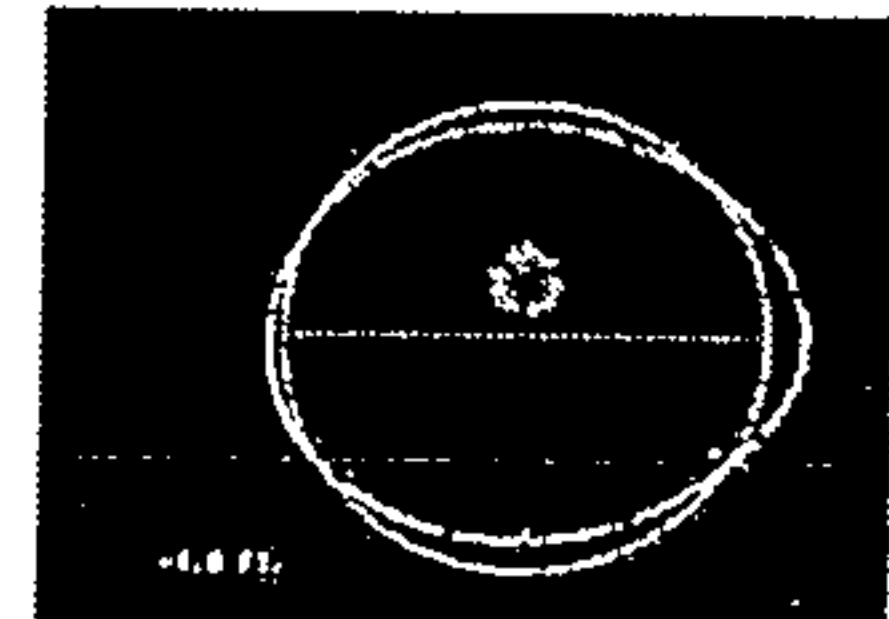
### Measuring Pipe Deflection



Deflection Gauge



Mandrel





### Deflection Limits

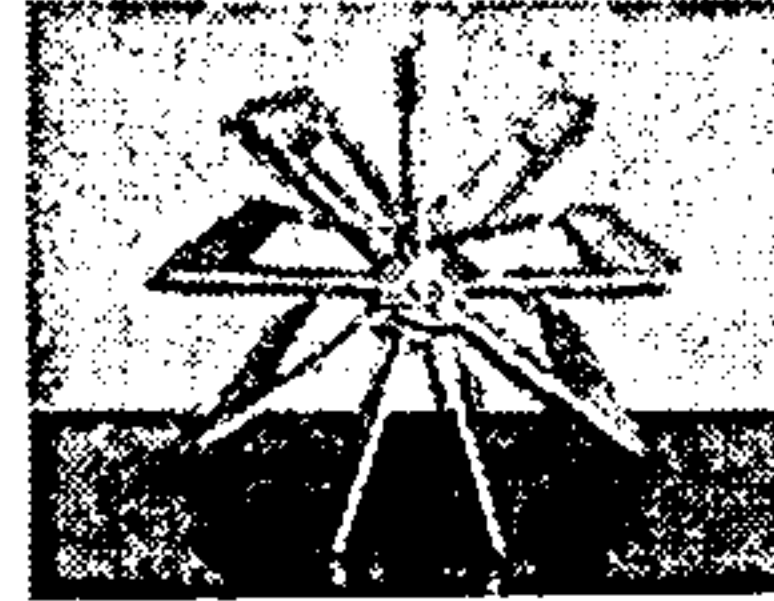
- HDPE – 5%
- CMP – 7.5%
- PVC – 7.5%



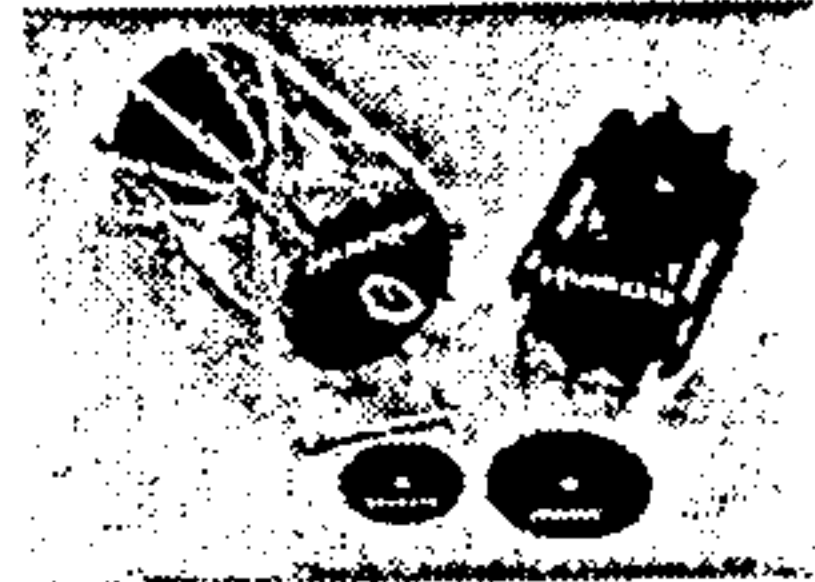
### Deflection Mandrels



Fixed Deflection Mandrels



Adjustable Mandrels



### Apparent Defects



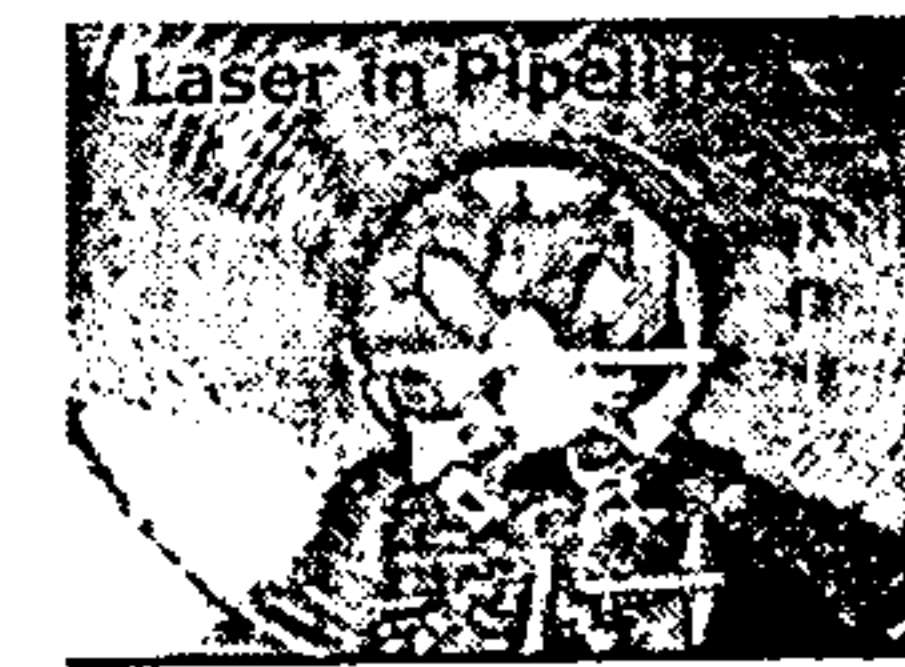
### Laser



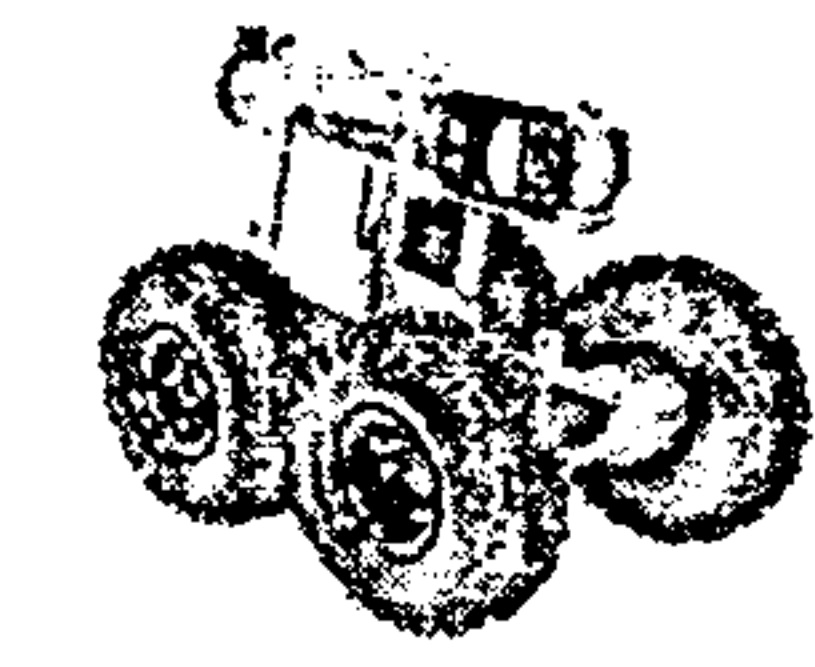
Laser Mounted on Skid



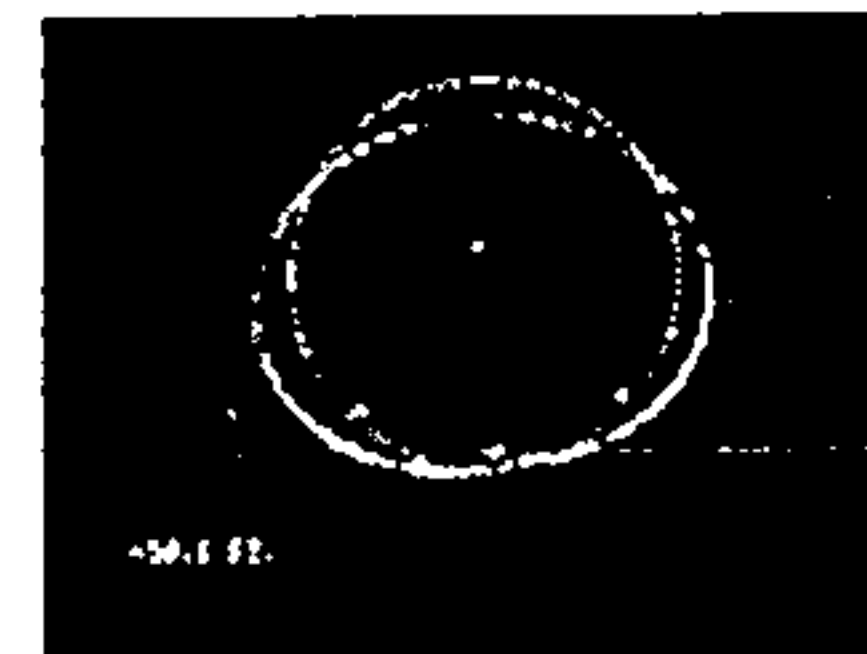
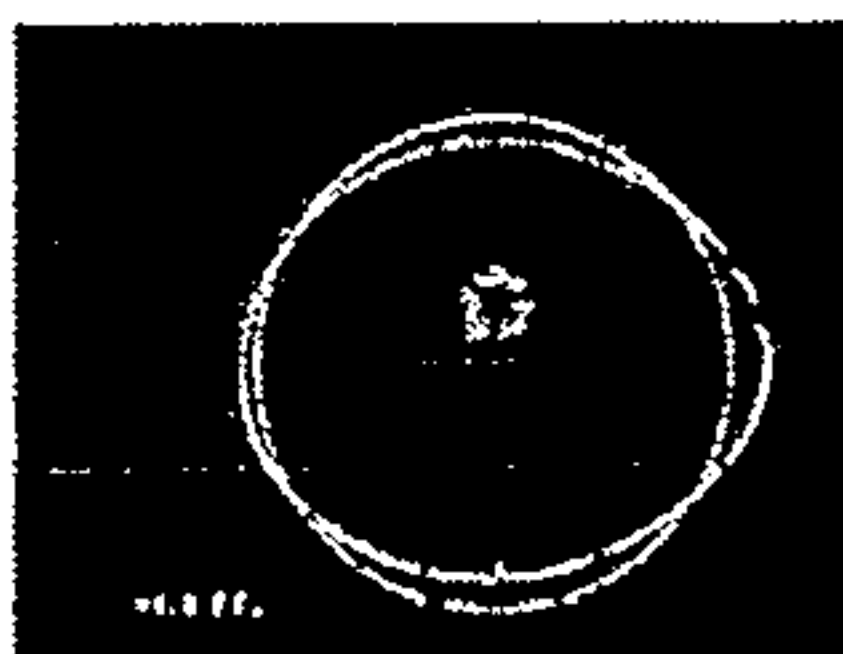
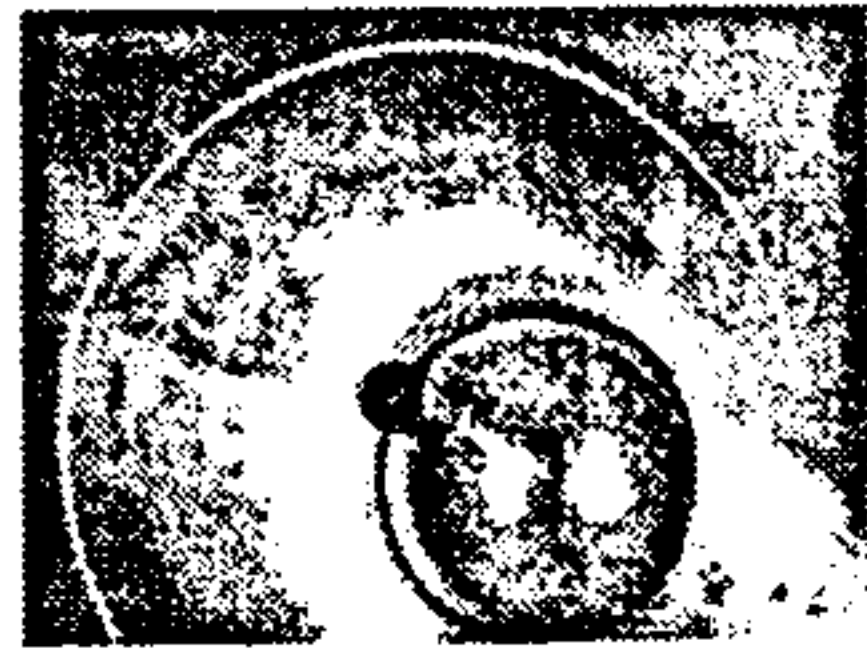
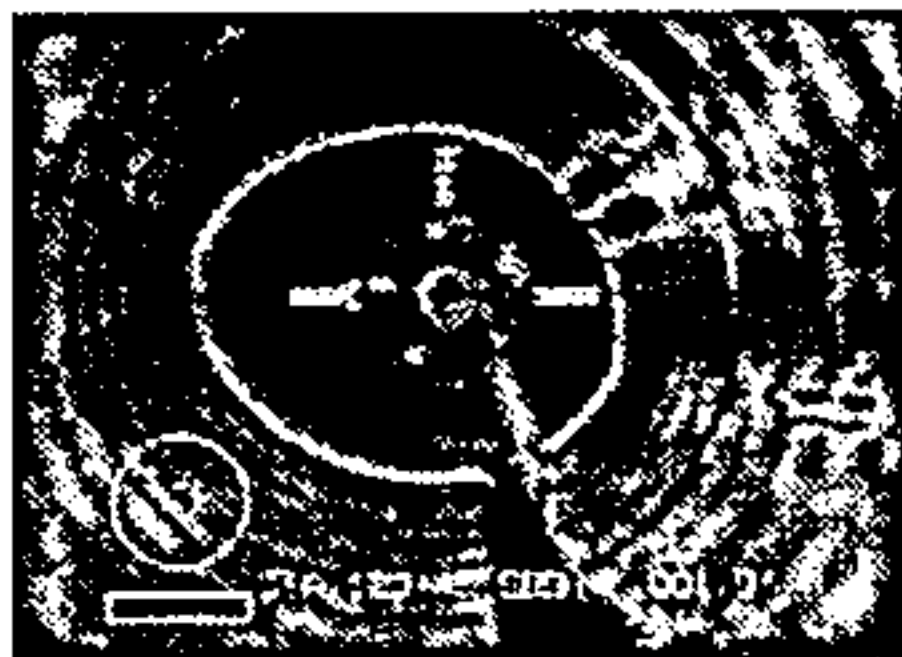
Laser Head



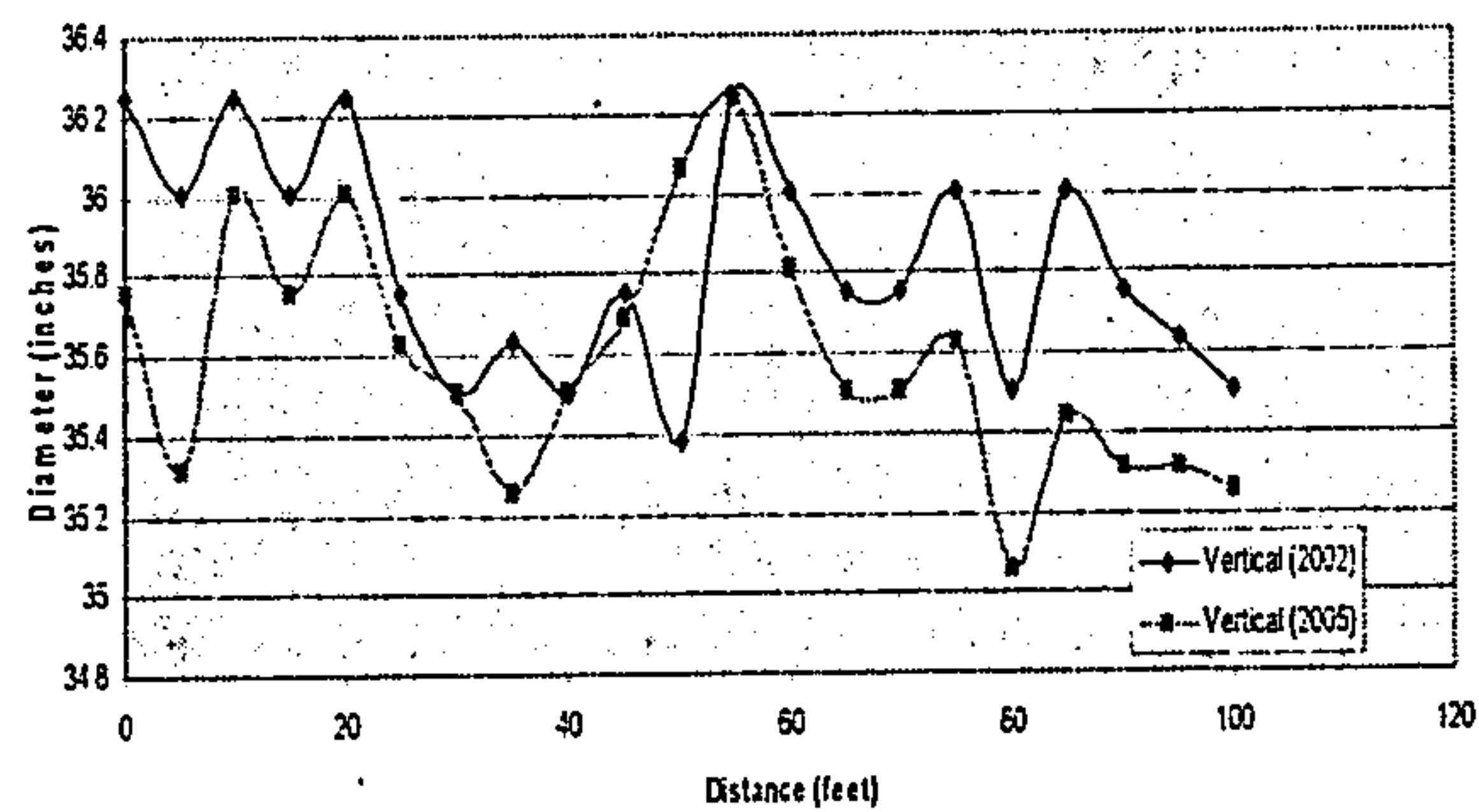
Laser in Pipe



### Laser Images



US 127, 36-Inch, Owen County  
 • (Change in Vertical 2002-2005)





**CITY OF ALBUQUERQUE  
LEGAL DEPARTMENT  
REAL PROPERTY**

**INTER-OFFICE CORRESPONDENCE**

**DATE: October 25, 2007**

**TO:** Bruce J. Perlman, Ph.D., Chief Administrative Officer, Mayors Office

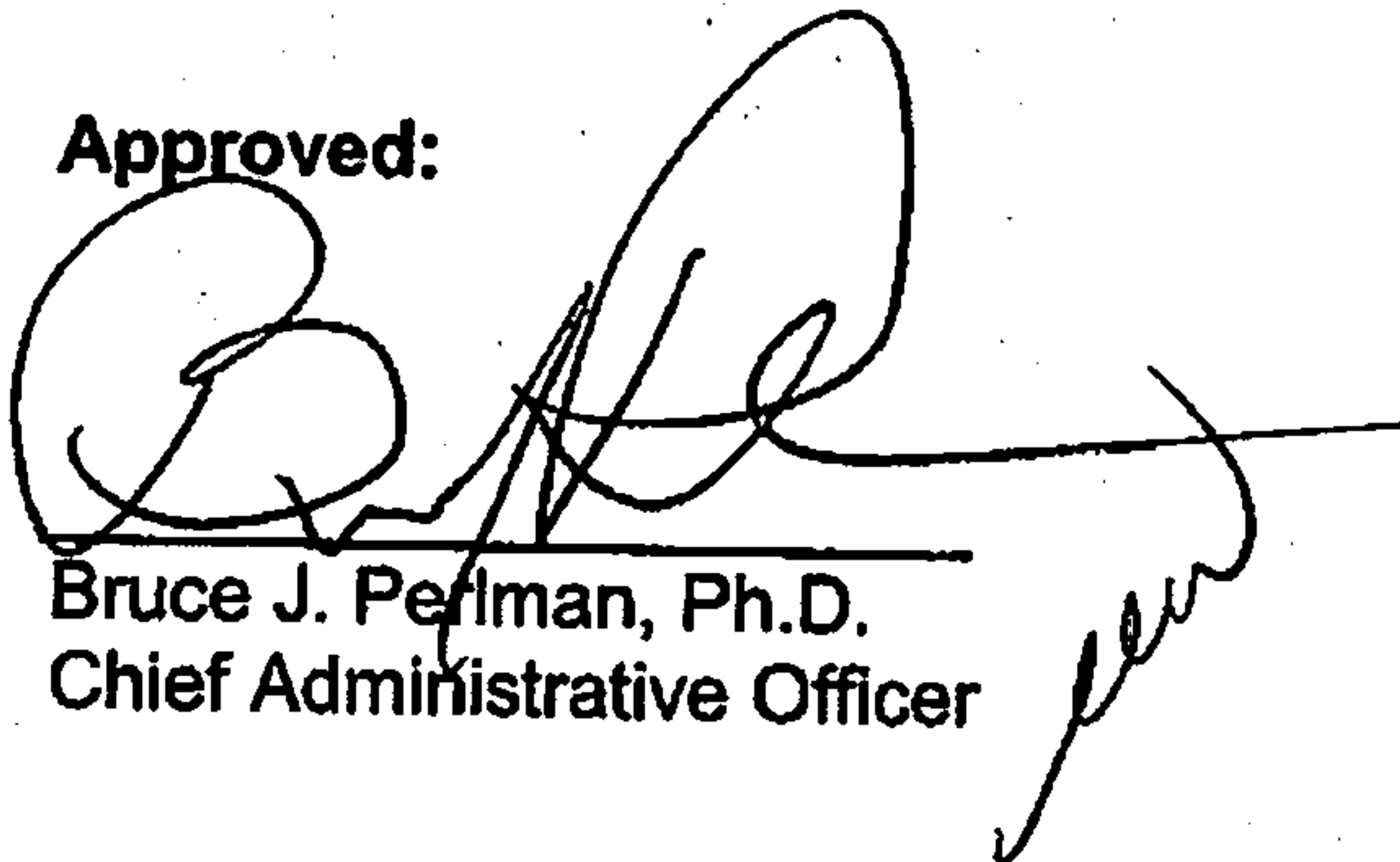
**FROM:** Carl A. Corona, <sup>CA</sup>Property Agent II

**SUBJECT: Permit for Surface Parking- Ridgecrest Drive SE**

Gibson Medical Development GP, LLC. (Formally known as Lovelace Health System, Inc.) would like to extend the term of the current Permit for Surface Parking Agreement. The extended term will commence on January 1, 2008 and expire on December 31, 2008. Your approval is required.

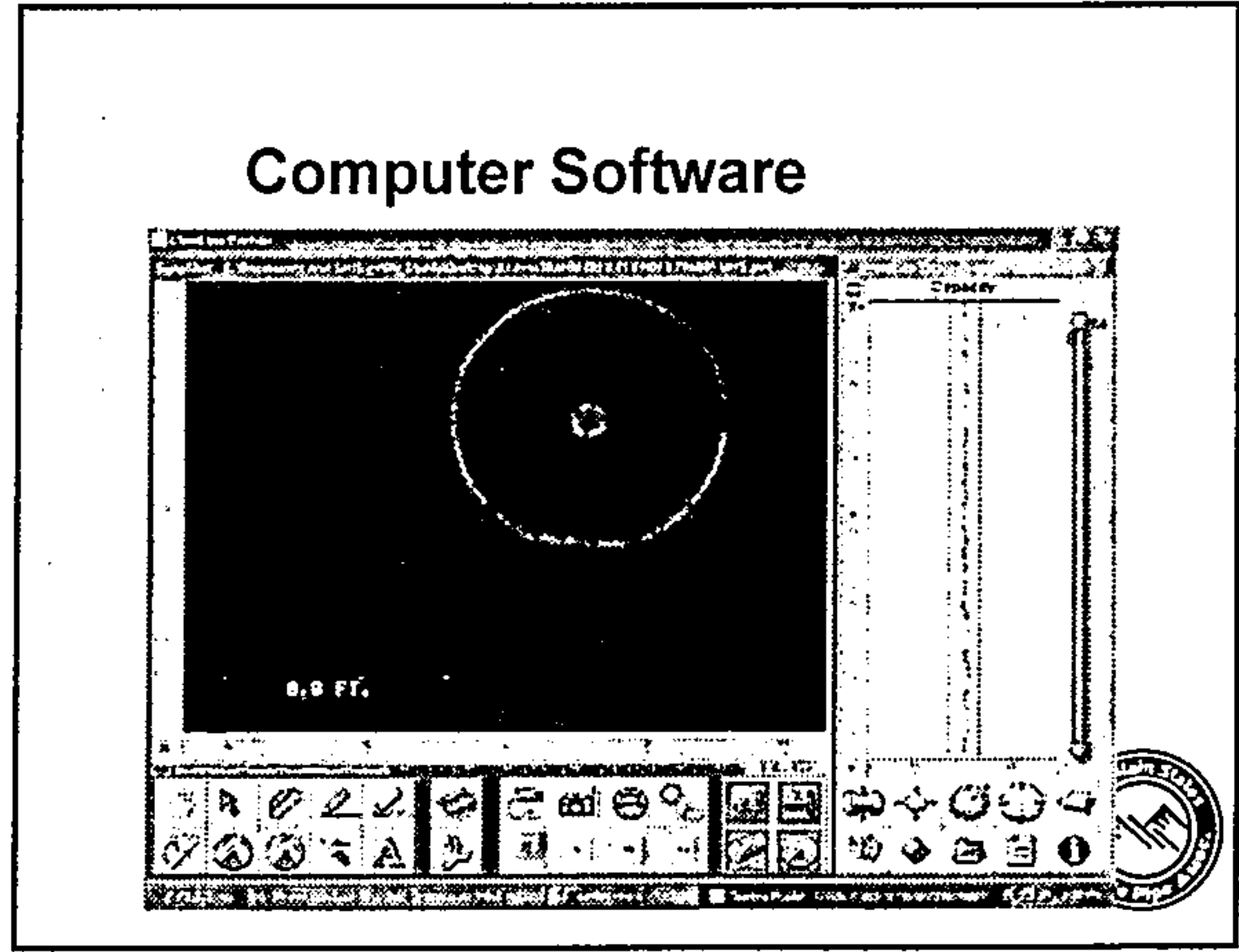
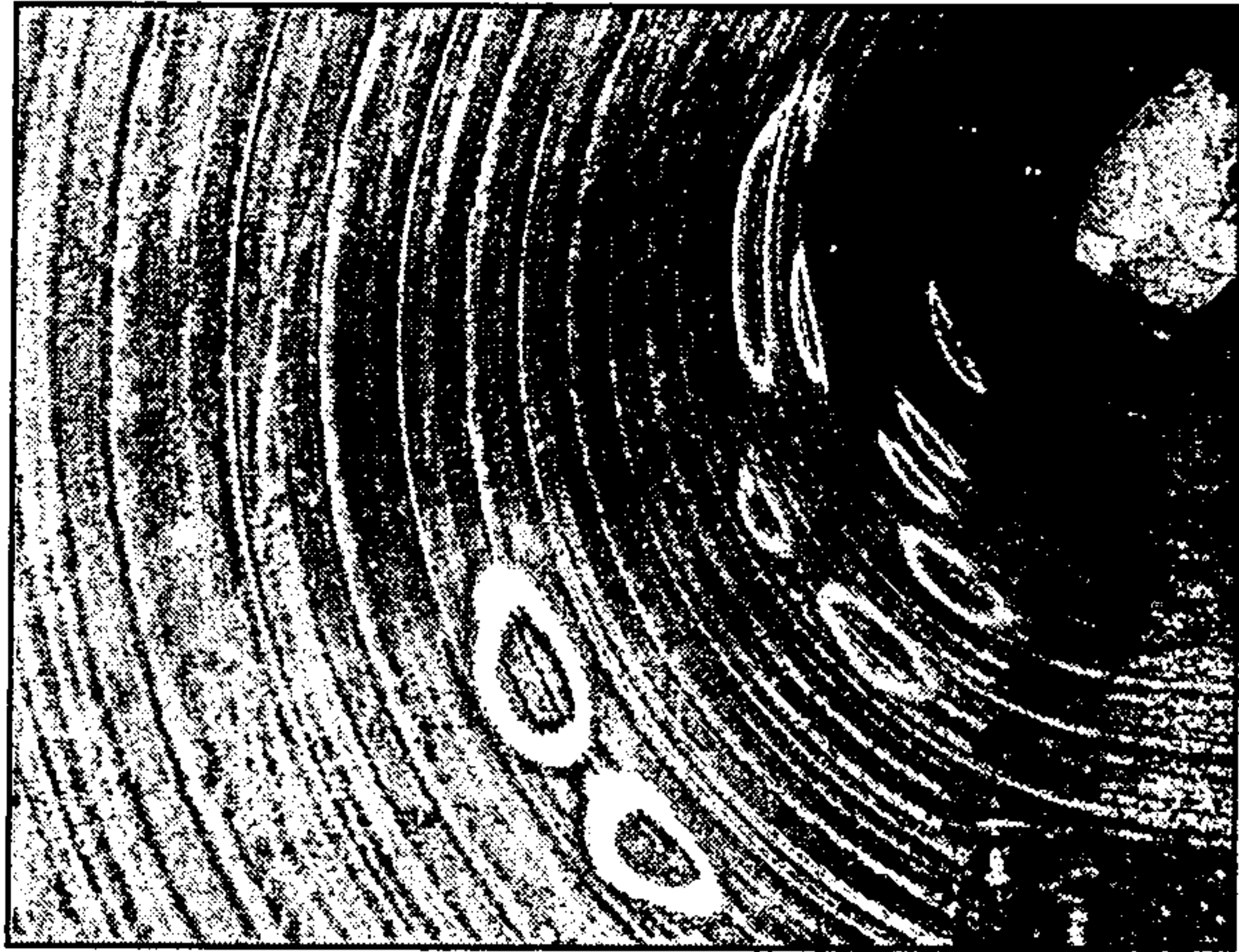
If you have any questions, please contact me at ext. 83311.

**Approved:**



Bruce J. Perlman, Ph.D.  
Chief Administrative Officer

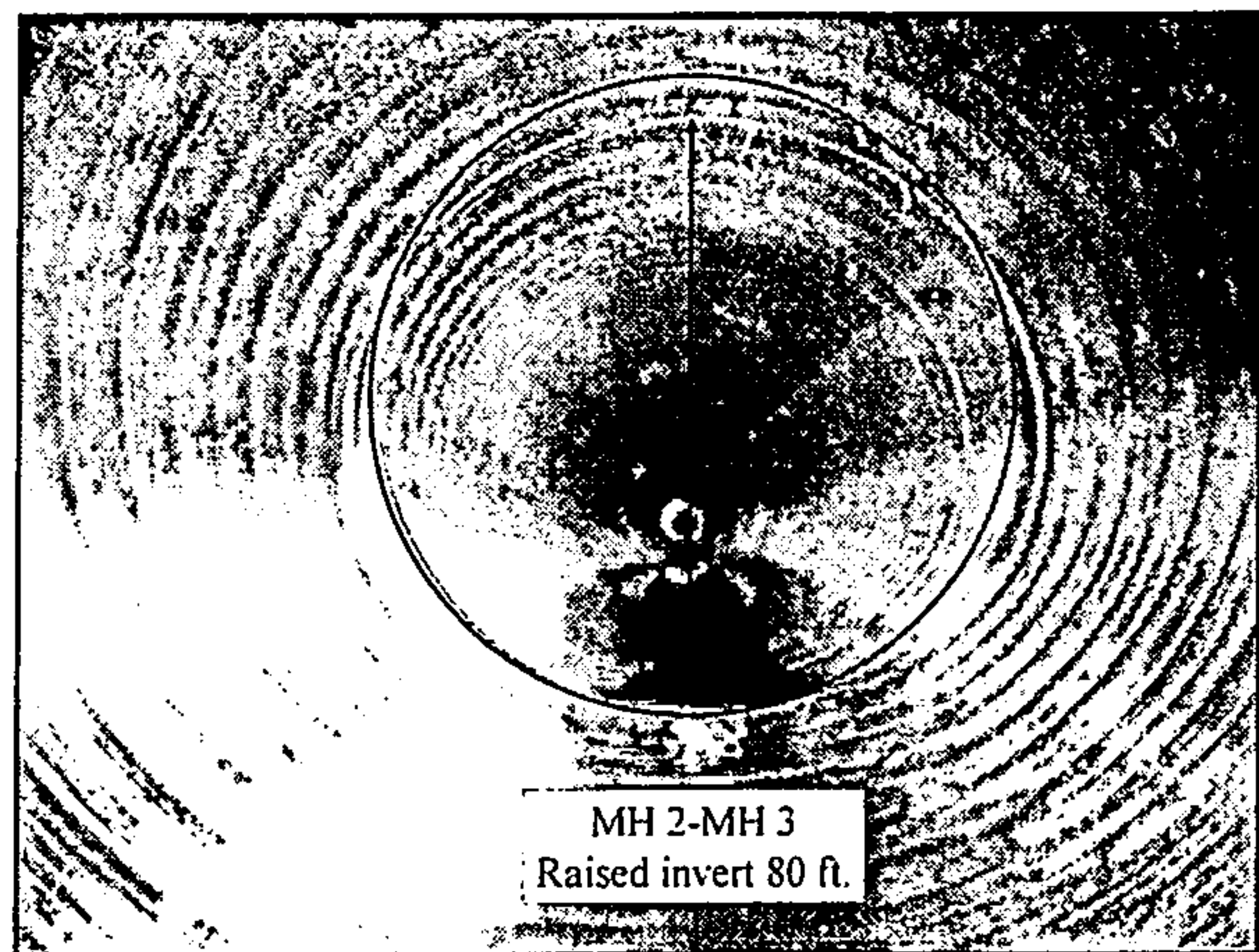
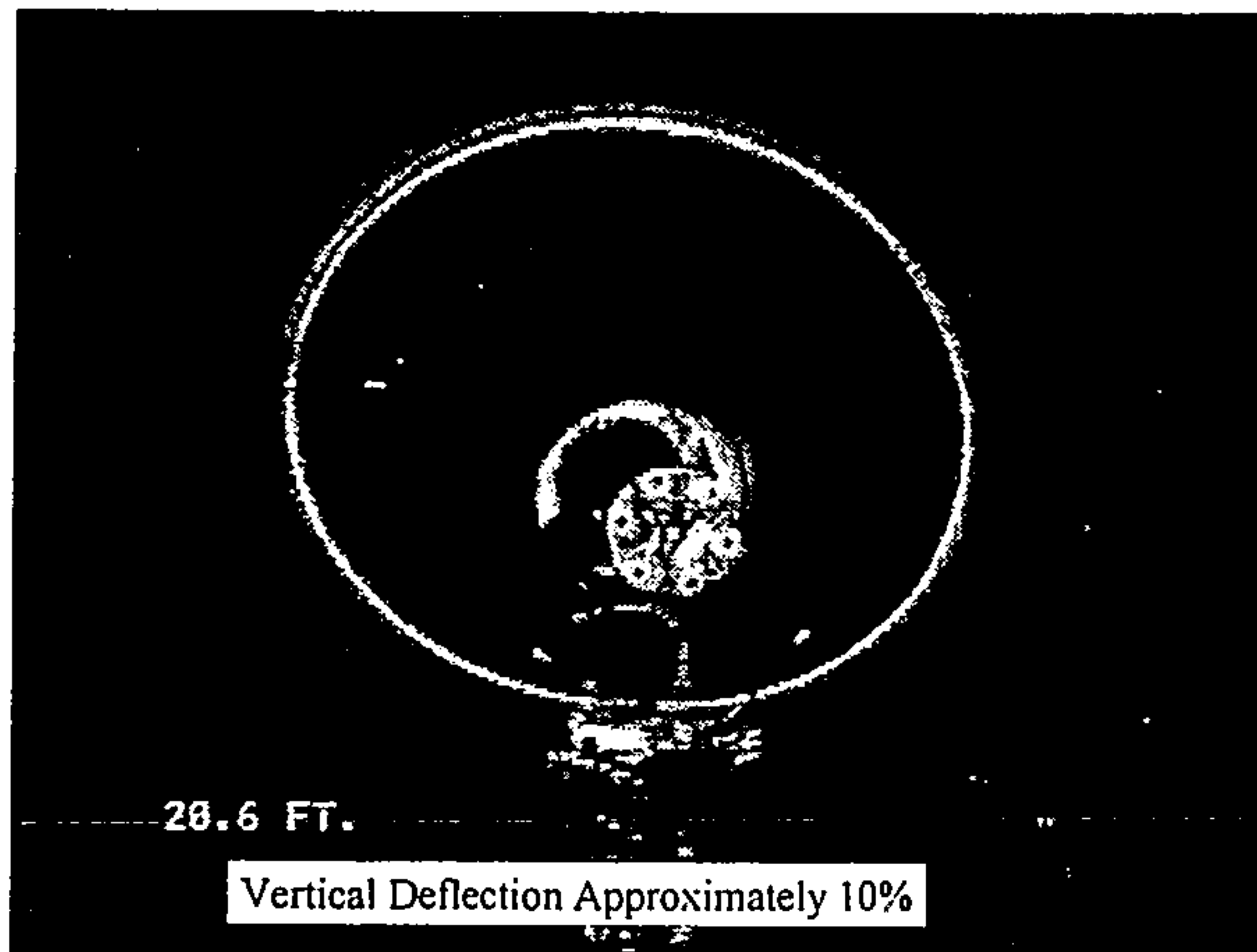
**EXHIBIT "A"**



**Why Laser Test ?**

**It is difficult to estimate deflection from a manual or video inspection**

**Minimal Deflection**      **10% Deflection**



## PERMIT FOR SURFACE PARKING

**AGREEMENT** ("Agreement") between **LOVELACE SANDIA HEALTH SYSTEM, INC.** ("Permittee") and the **CITY OF ALBUQUERQUE**, a New Mexico municipal corporation ("City").

### 1. SURFACE PARKING PERMIT.

A. The right-of-way for Ridgecrest Drive SE ("Premises") which is depicted on Exhibit A attached to this Agreement and which adjoins property owned by the Permittee, is not currently used for vehicular traffic. Pursuant to Section 5-1-2, Albuquerque R.O. 1994, the City hereby grants to Permittee the right to use the Ridgecrest ROW for surface parking and the right to permit the officers, employees, agents, invitees and patrons of the Permittee to use the Ridgecrest ROW for surface parking.

B. This Agreement and the parking rights granted by this Agreement shall be subject and subordinate to the right of the City and other owners of public utilities to operate, maintain, repair, modify, realign, replace and reconstruct public utilities in, under, across and upon the Premises and to all easements and licenses now or hereafter granted by the City to third parties in the Premises.

2. TERM OF AGREEMENT. The term ("Initial Term") of this Agreement shall commence on January 1, 2007 and shall expire on December 31, 2007.

### 3. EXTENDED TERM.

A. The Term may be extended for a period of one (1) year ("Extended Term") upon the following terms and conditions:

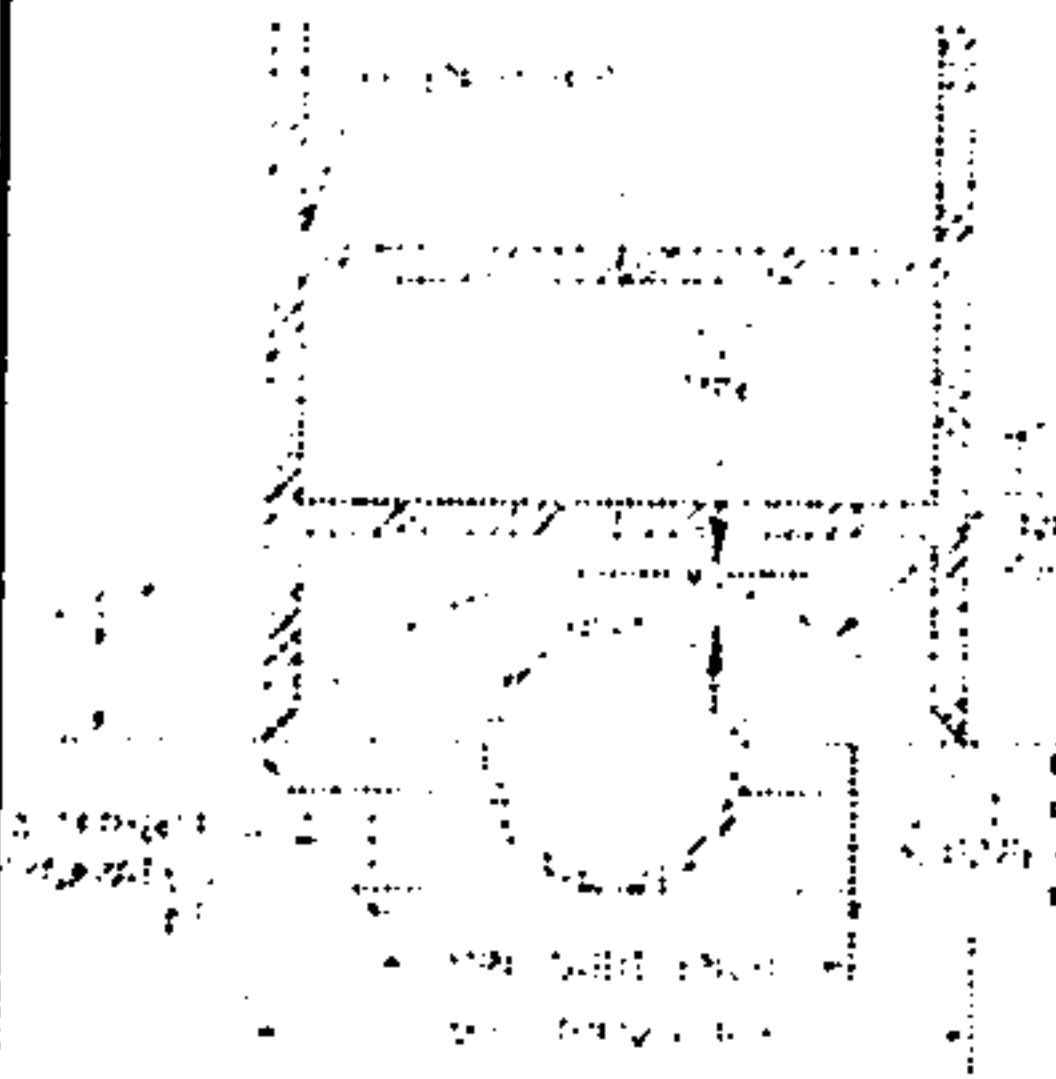
(1) The City, through its Chief Administrative Officer, consents in writing to the Extended Term at least thirty (30) days prior to the commencement of the Extended Term. If the Chief Administrative Officer fails to consent in writing to the Extended Term at least thirty (30) days prior to the expiration of the Initial Term, the City shall be deemed to have refused to consent to extend the term of this Agreement;

(2) The City may, without cause, refuse to grant the Extended Term and thereby to absolutely terminate this Agreement as to the Extended Terms;

(3) Permittee is not in default in the performance of any term, condition or covenant of this Agreement to be performed by Permittee; and

**ADS Alternative to ASTM D 2321  
(Engineer Must Approve)**


- Widen trench box and main trench to allow pipe to move up into trench box.
- ADS Detail from Website
- ADS removes detail
- Movable supports should not be used below the top of the pipe zone unless approved methods are used for maintaining the integrity of embedment material.
- Its Your Decision, Avoid the Finger Coming Back at you.

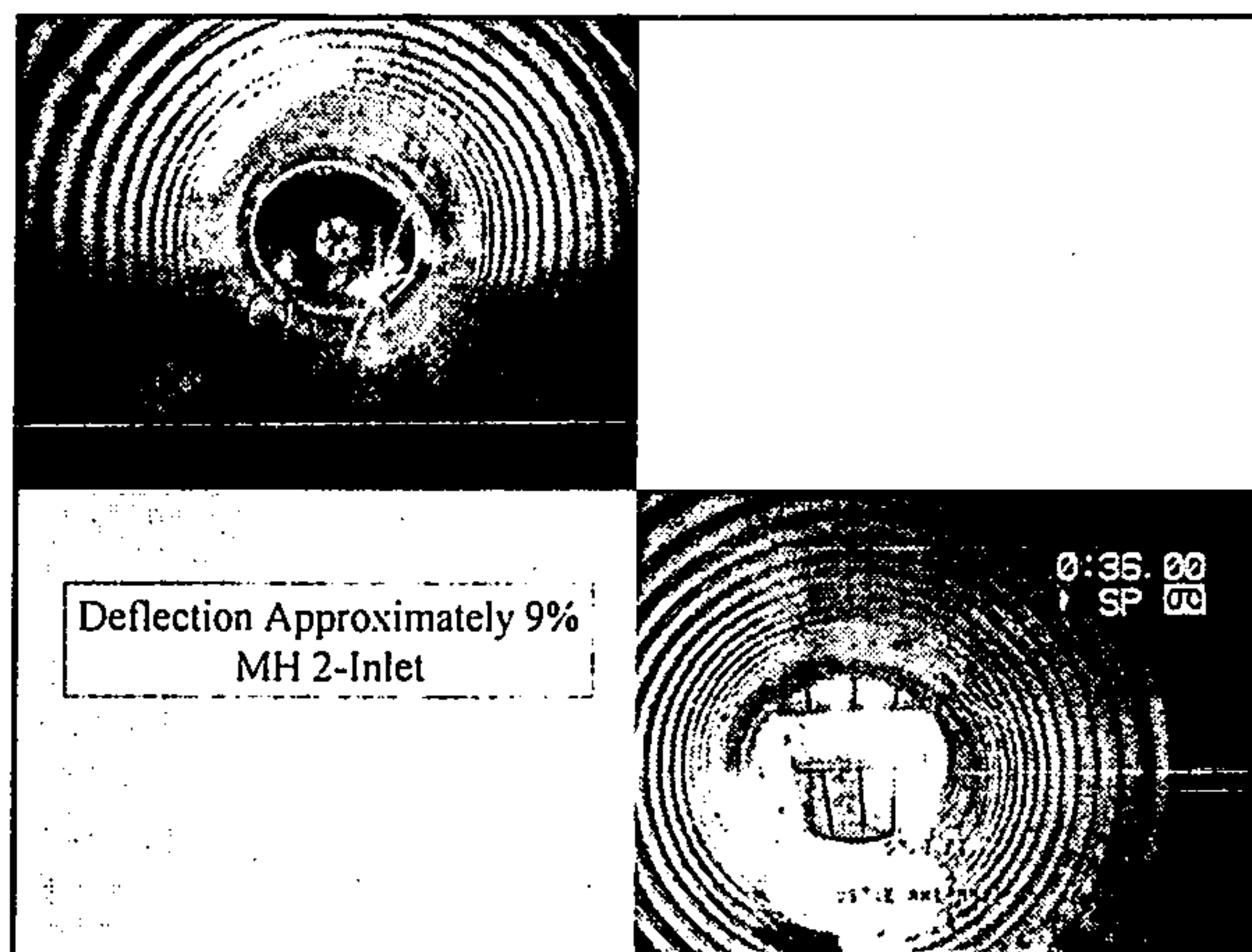
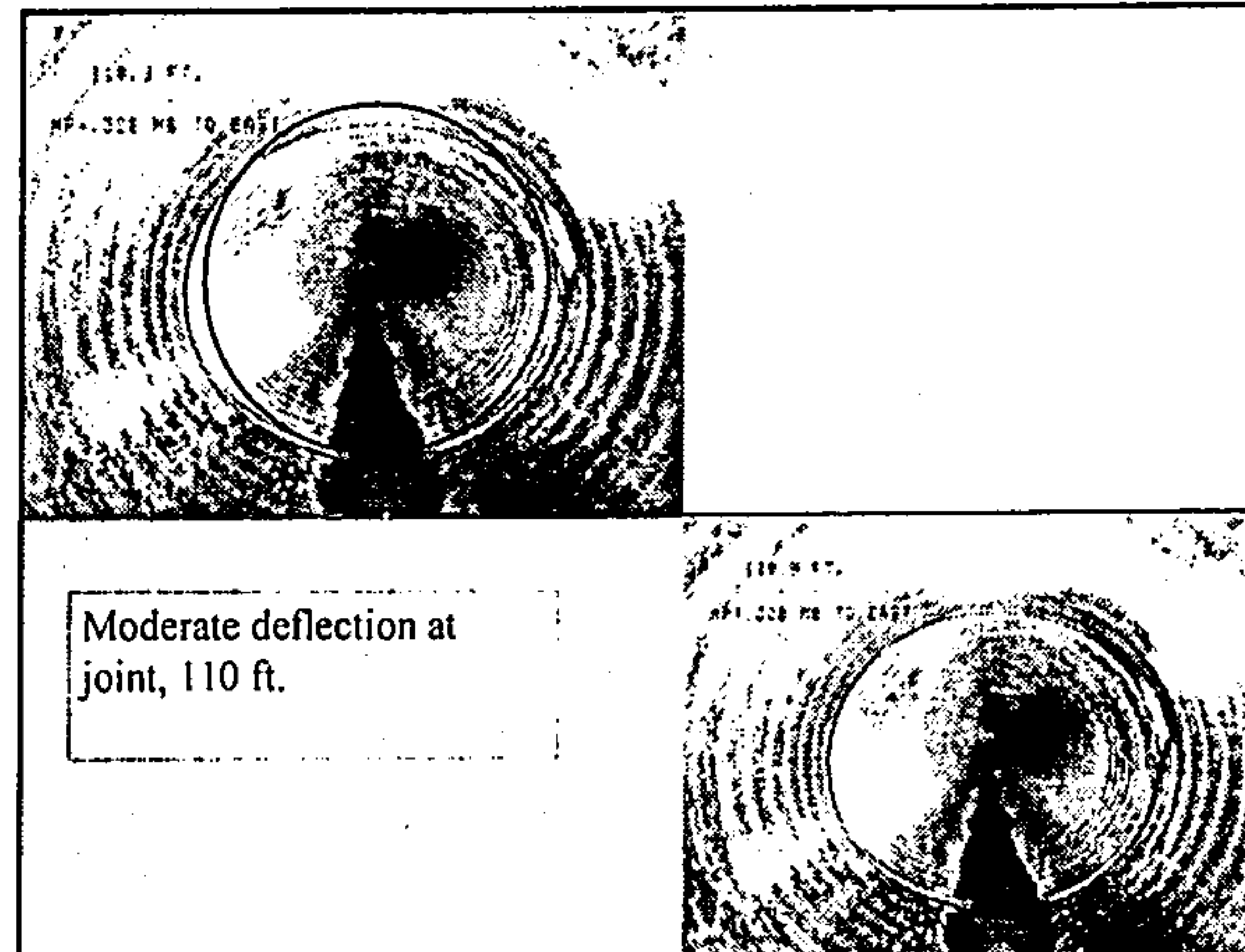
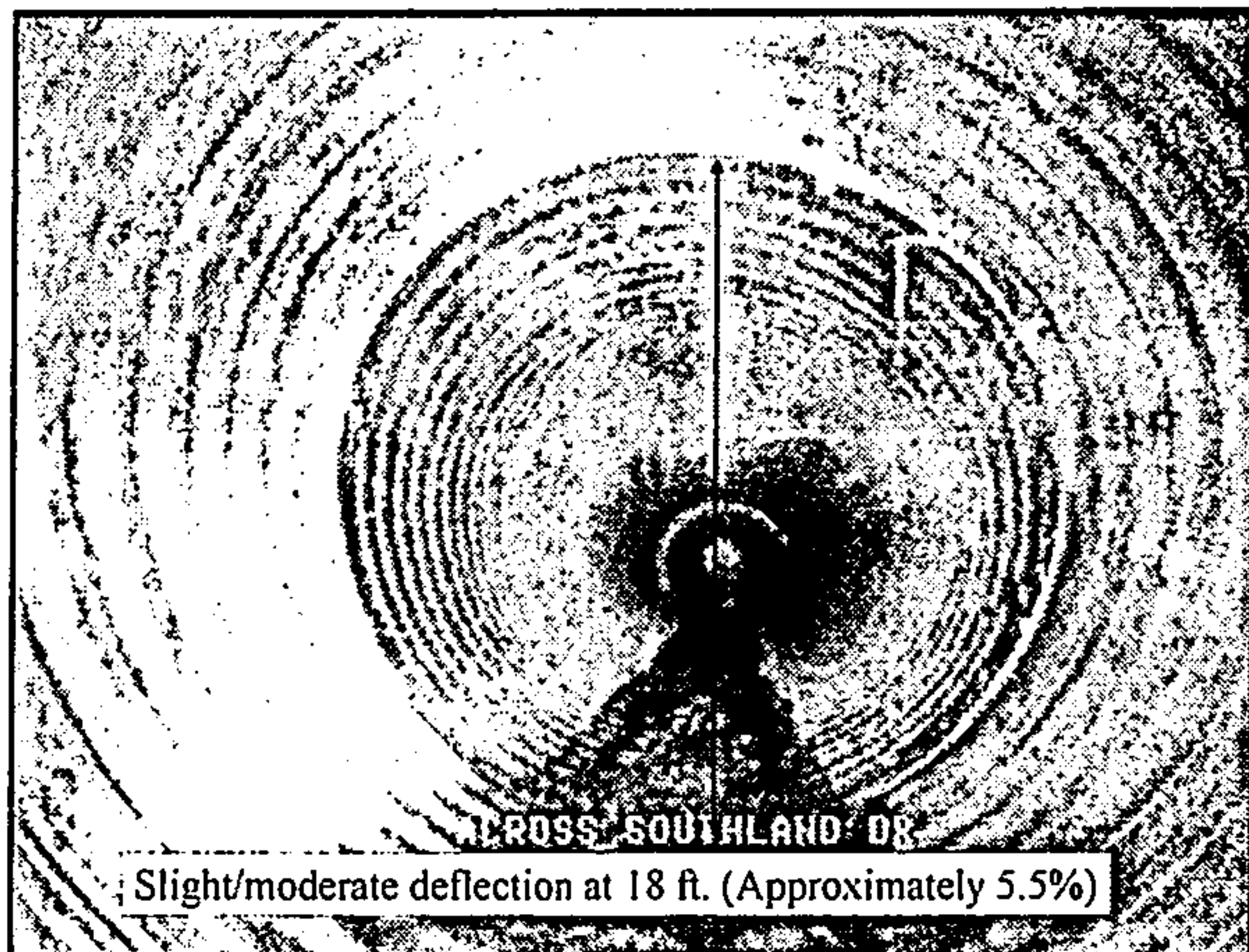



**TRENCH BOX REQUIREMENTS (INCHES)**

PIPE DIA	PIPE OD	MIN SUB TRENCH	X	MIN TRENCH BOX WIDTH
30	35.1	66	15.1	99
36	41.7	78	21.7	139
42	47.7	84	27.7	127
48 HC	52.7	89	32.7	142
60 HC	64.5	102	45.5	180


\*NOTE: SLOPE SUBTRENCH EXCAVATION TO MIN 1:1 TO 1 SLOPE AND COMPACT BACK FILL IN 6" LIFTS TO 3/4 OF THE PIPE DIAMETER FOR PIPE SIZES 48" AND GREATER





### Some of the Engineers Decisions in ASTM D 2321

- If the engineer permits the use of sheeting or other trench wall supports below the pipe zone, ensure that pipe and foundation and embedment materials are not disturbed by support removal.


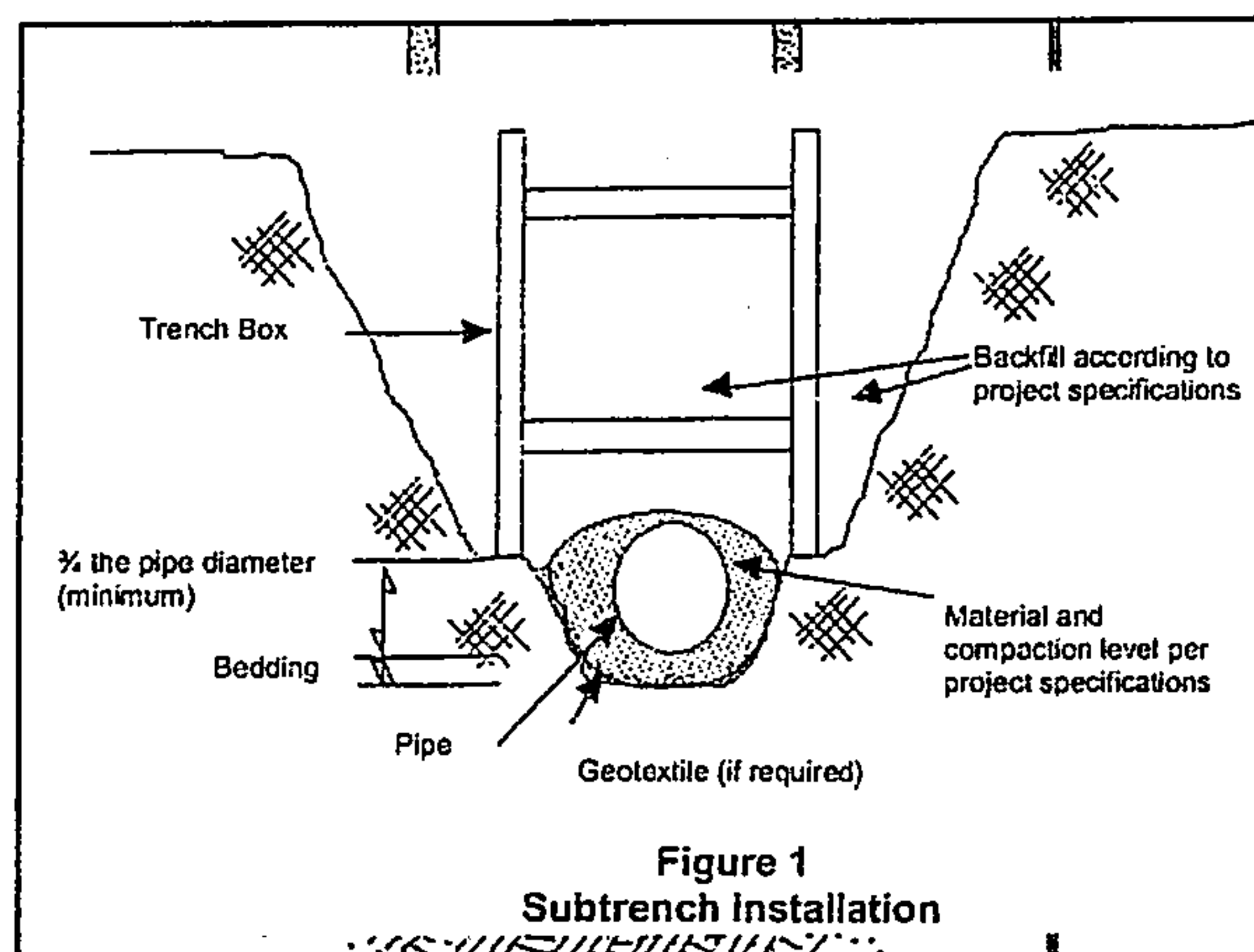


### Hancor Alternates to ASTM D 2321 (Engineer must Approve)

- Pipe can only extend  $\frac{1}{4}$  of nominal diameter above subtrench

or

- Use granular backfill and have 2 pipe diameters either side of pipe

(4) The Extended Term shall be on the same terms, covenants and conditions as are provided in this Agreement.

B. Permittee may request that the term of this Agreement be extended as follows:

(1) At least sixty (60) days prior to the expiration of the Initial Term, Permittee shall notify the City in writing that Permittee wishes to extend the term of this Agreement.

(2) If Permittee fails to timely request any extension, this Agreement shall terminate absolutely upon the expiration of the Initial Term.

#### 4. RENT.

A. As rent for the use of the Premises, Permittee shall pay to the City the sum of Two Thousand One Hundred Dollars (\$2,100.00) monthly. Rent shall be payable in advance, without notice or demand, on the first day of the Initial Term and thereafter on the first day of each month during the Initial Term or Extended Term.

B. All rent shall be paid to the Treasurer of the City of Albuquerque, One Civic Center, P.O. Box 1293, Albuquerque, New Mexico 87103, or at such other place as the City may designate from time to time for this purpose.

5. QUIET ENJOYMENT. Upon the performance of all terms, conditions and covenants of this Agreement which Permittee is required to perform, Permittee shall at all times during the Initial Term and the Extended Term, peaceably and quietly enjoy the Premises without any disturbance from the City.

#### 6. USE OF THE PREMISES.

A. Permittee shall:

(1) use the Premises as and only for the purposes of a surface parking area;

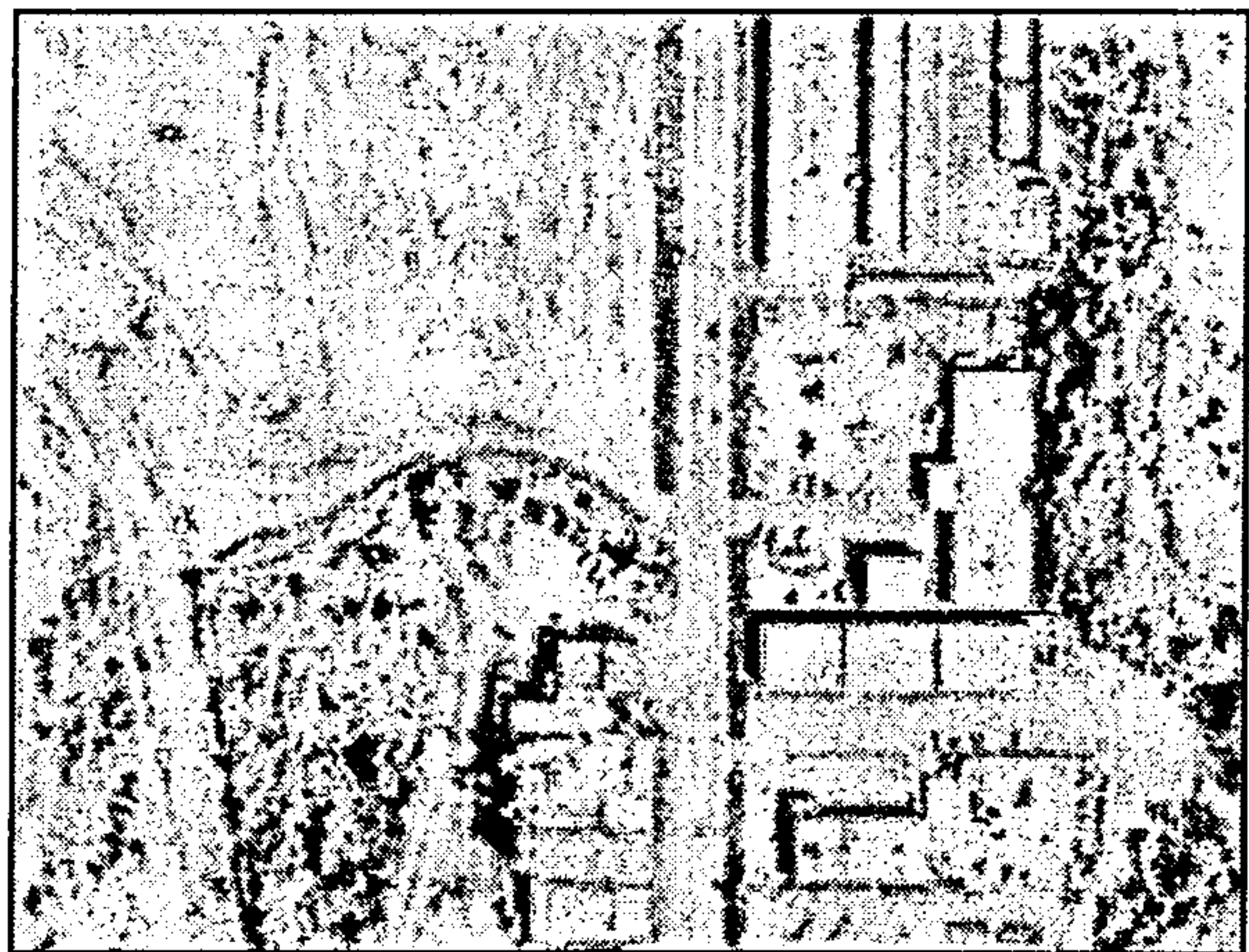
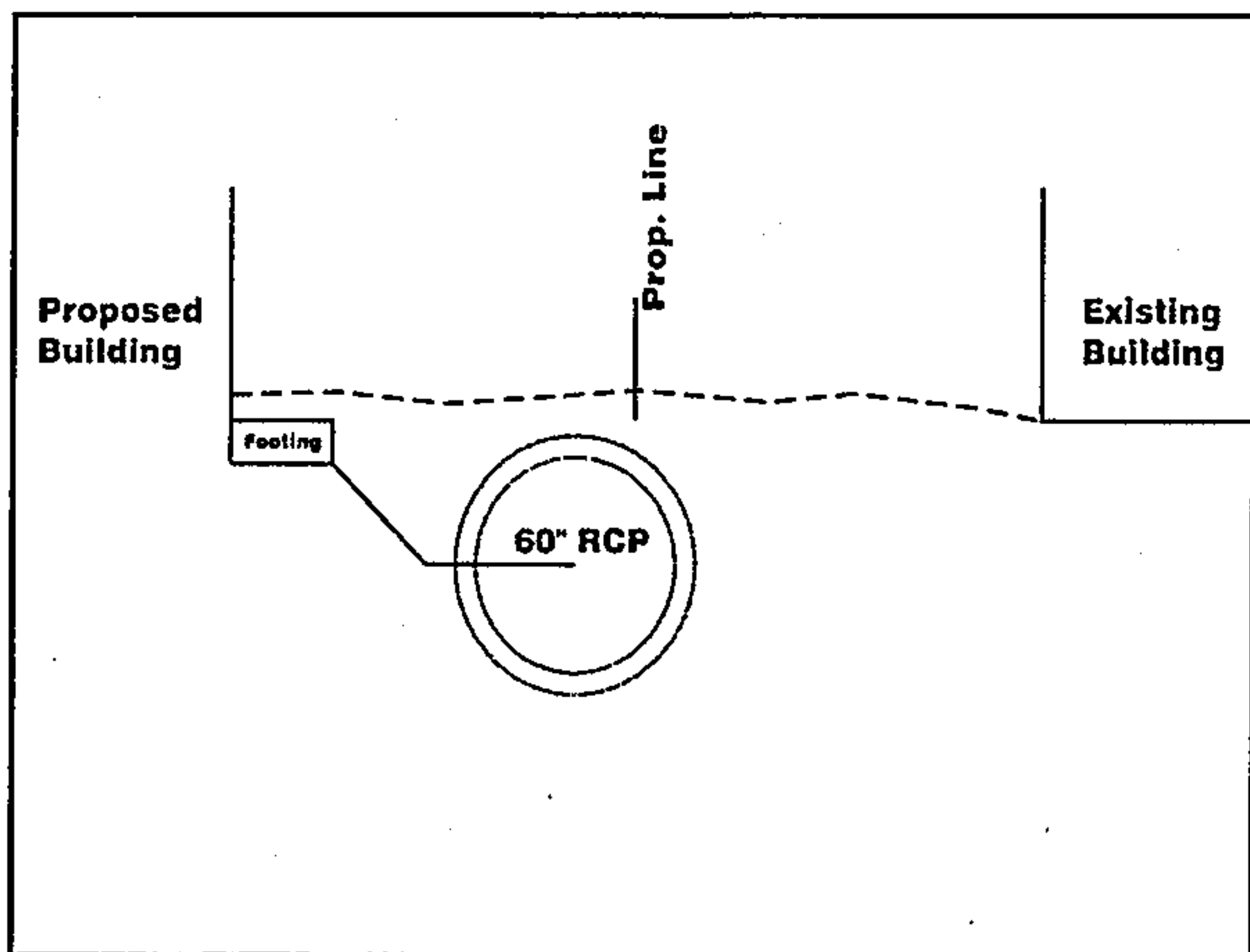
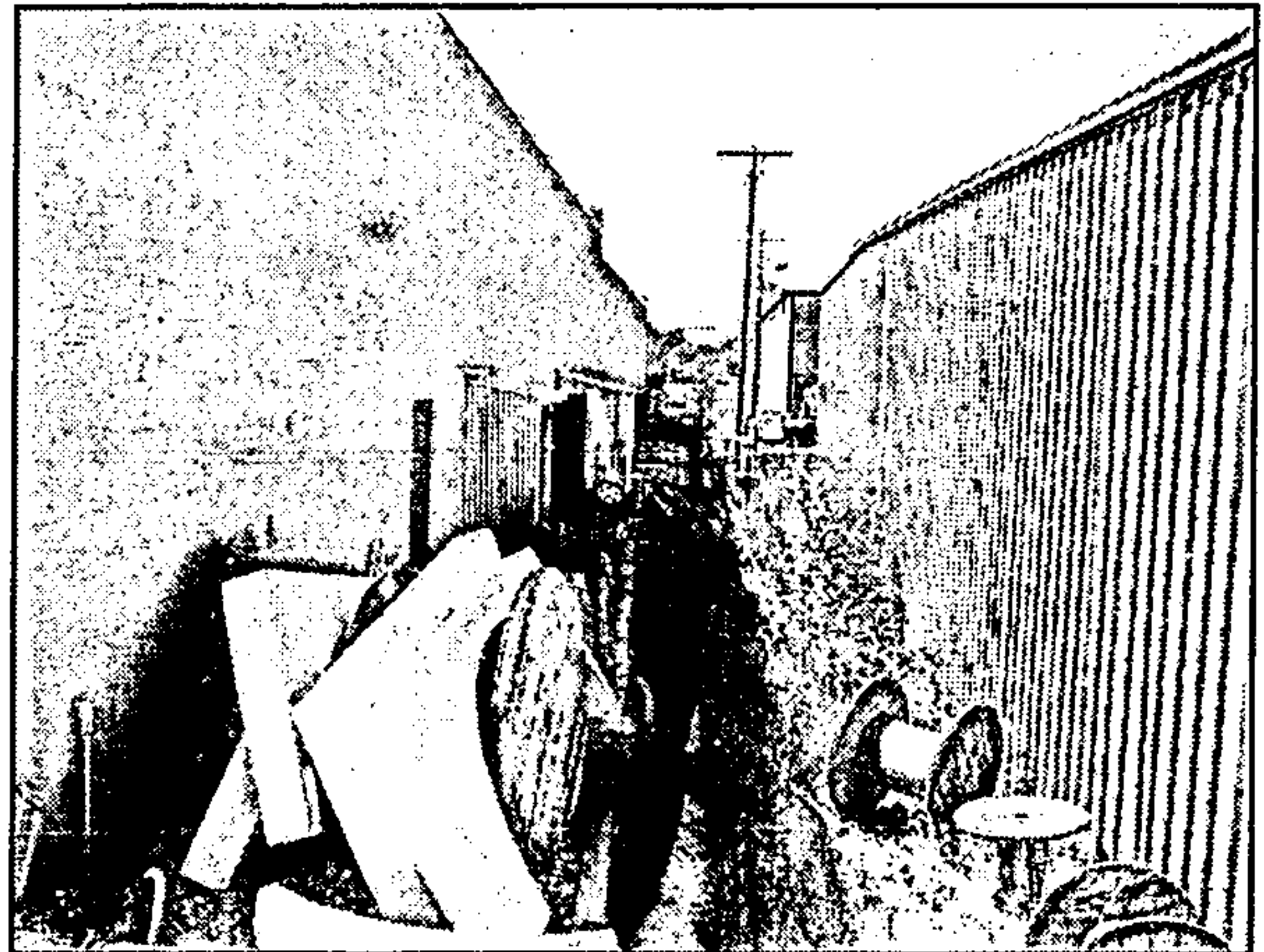
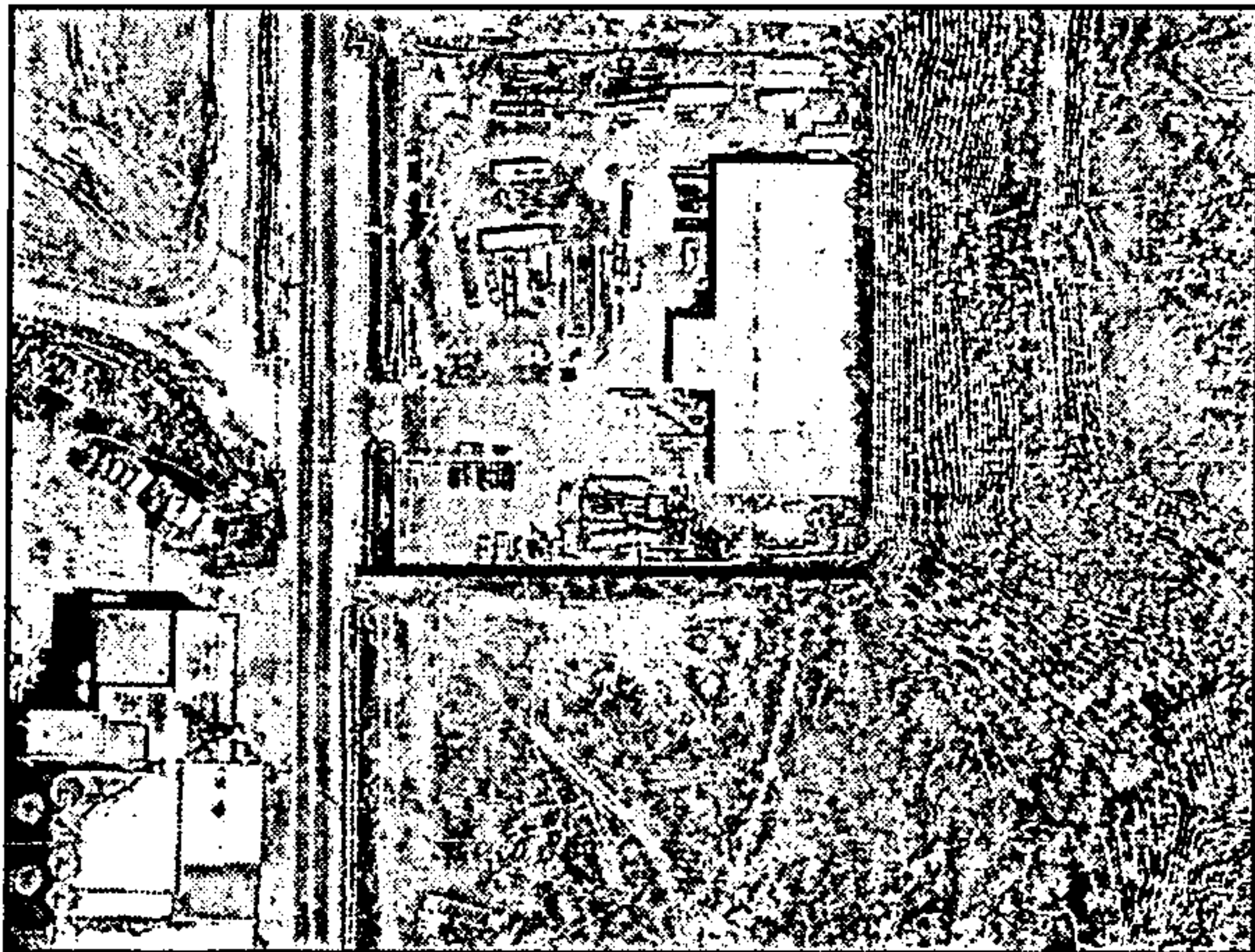
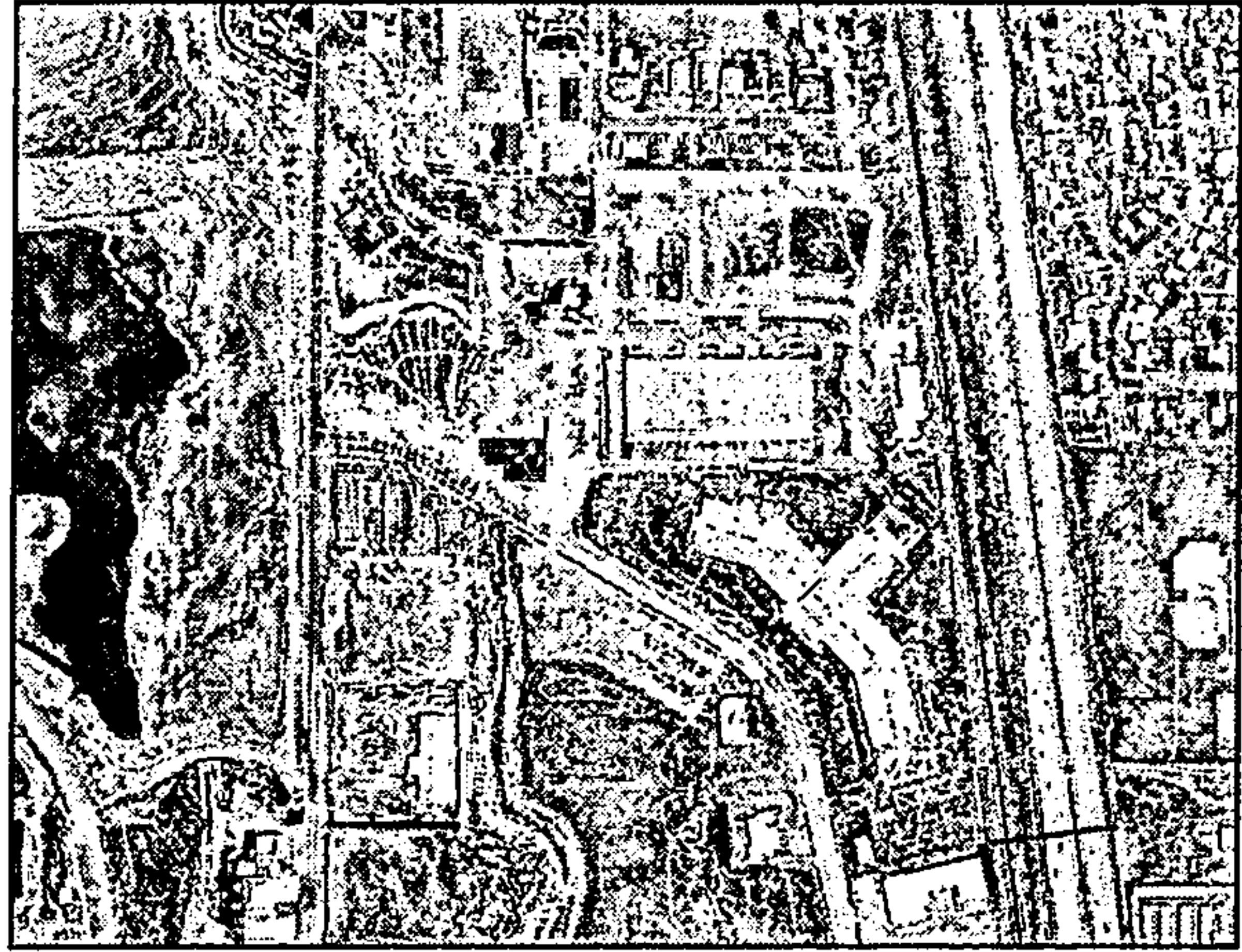
(2) provide for all lighting, surfacing, drainage for the Premises;;

(3) maintain the Premises in good order and repair and in a safe, sanitary and operable condition; and

(4) comply with all applicable federal, state, county, municipal and

# Design Case Studies

Randy Wahlen, PE  
Mountain States  
Concrete Pipe Association



other governmental statutes, ordinances, laws and regulations, now or hereafter enacted or amended, affecting the Premises or any activity or condition on or in the Premises.

**B. Permittee shall not:**

- (1) modify, change or alter the Premises or any improvements on the Premises without the prior written consent of the City;
- (2) use the Premises for outdoor storage of any property;
- (3) use or occupy or permit the Premises or any improvements located thereon to be used or occupied for any unlawful purpose; and
- (4) use or occupy or permit the Premises or any part of the Premises or any improvements located thereon to be used or occupied, or do or permit anything to be done in or on the Premises or any improvements located thereon in any manner which will:
  - (a) in any way make void or voidable any insurance then in force with respect to the Premises;
  - (b) cause or be likely to cause structural damage to any improvements located on the Premises or any part thereof;
  - (c) constitute waste or a public or private nuisance; or
  - (d) discriminate in the use of the Premises by any person on account of that persons race, color, creed or national origin.

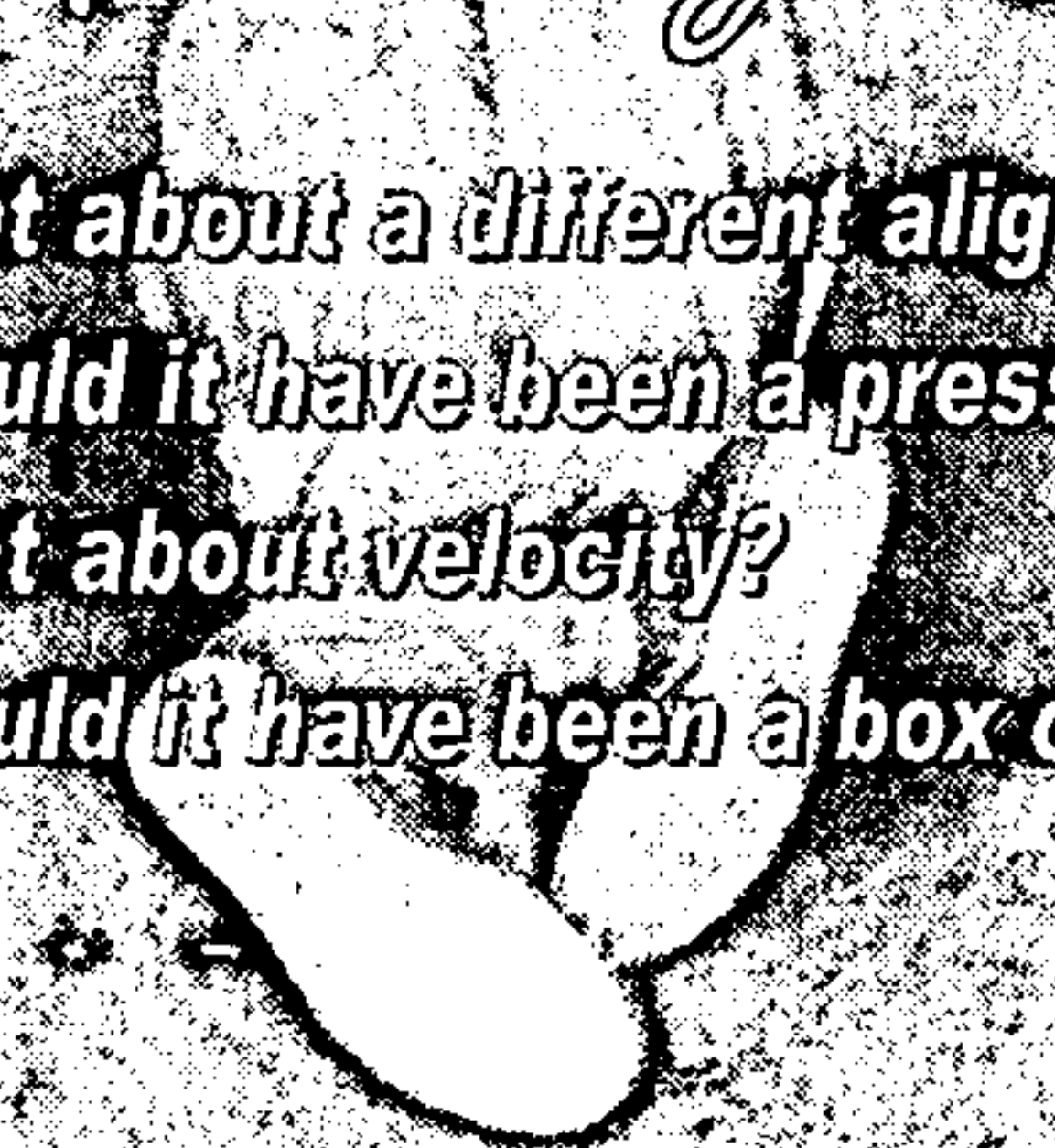
**E. Permittee acknowledges and agrees that it has examined the Premises, the zoning designation for the Premises and easements, licenses and covenants applicable to the Premises, and has determined by its own independent evaluation that the Premises, including its surface and subsurface, is suitable and usable for the purposes, uses and activities intended by Permittee and further, Permittee acknowledges that the City has made no representation, warranty or guarantee, express or implied that:**

- (1) the Premises, including any improvements now or hereafter placed or located on the Premises, are now, or during the Initial Term or the Extended Term, will be suitable or usable for purposes or uses which Permittee intends to make of the Premises, or for activities which Permittee may perform on the Premises;
- (2) the Premises, including any improvements now or hereafter placed or located on the Premises, may now, or during the Initial Term or the Extended




# Hind Sight

**What about a different alignment?**  
**Should it have been a pressure pipe?**  
**What about velocity?**  
**Should it have been a box culvert?**




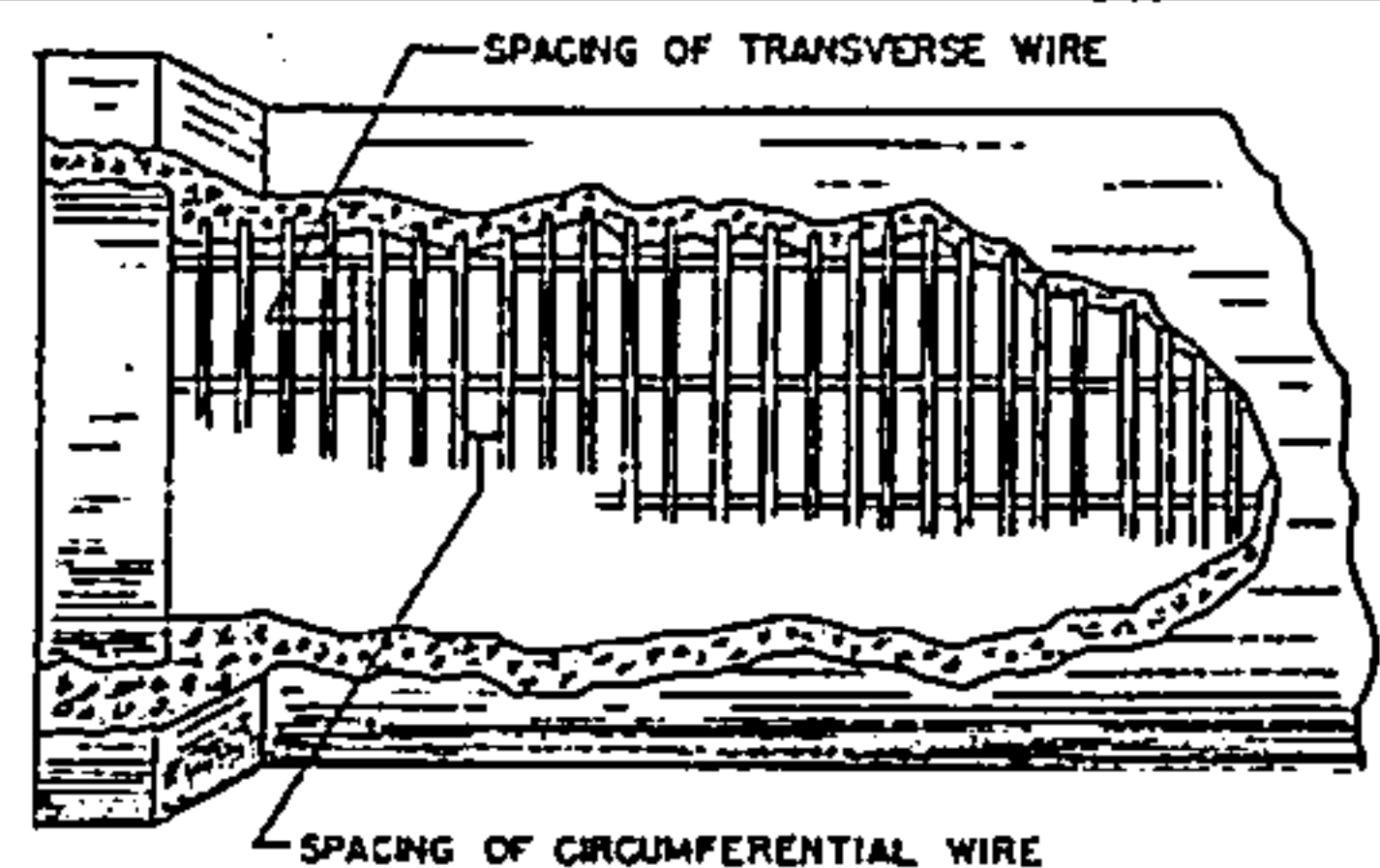
## Different Alignment

- Road alignment went to far out of the way
- Proximity to Jordan River
- Vacant property options were few



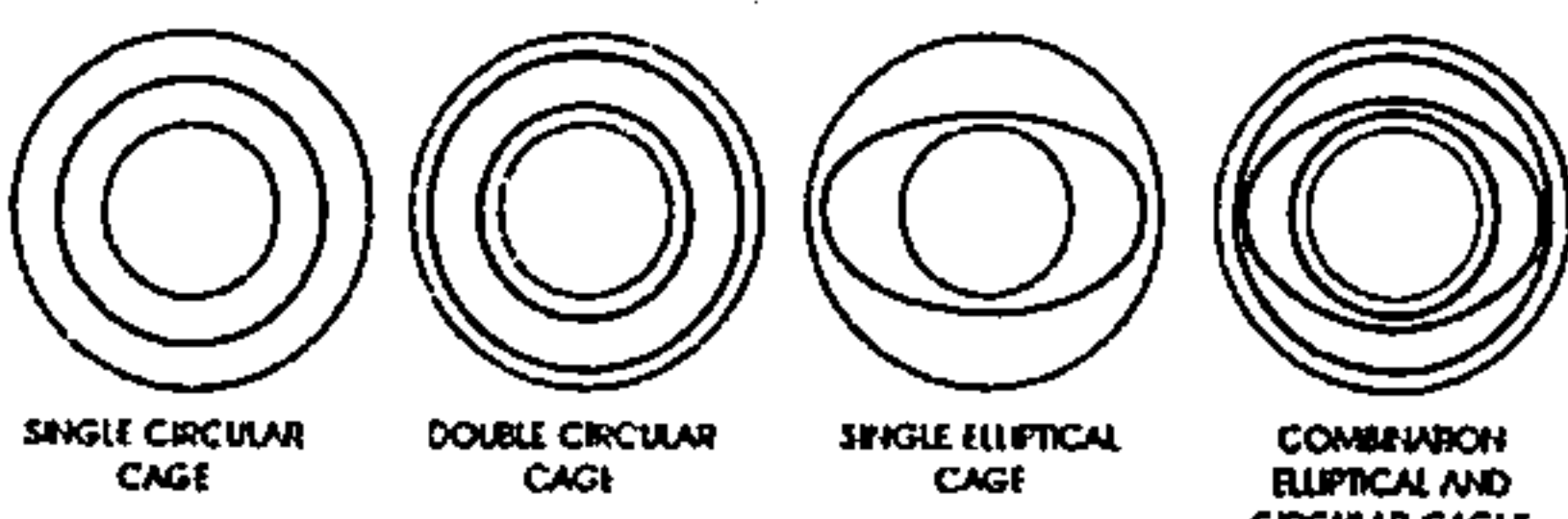
## Pressure Pipe

- Storm Drain dropped approximately 42 feet at a slope of 30% just before this section
- The transition and flow attenuation structures had not been designed yet
- The concrete pipe guy (me) gets a call one day
- Things that I had never realized started going through my head


SPACING OF TRANSVERSE WIRE

SPACING OF CIRCUMFERENTIAL WIRE




SINGLE CIRCULAR CAGE    DOUBLE CIRCULAR CAGE    SINGLE ELLIPTICAL CAGE    COMBINATION ELLIPTICAL AND CIRCULAR CAGES

TYPICAL LOCATION OF REINFORCEMENT




## ASTM C361

- Pressure designs with heads 25', 50', 75', 100', 125'
- Tabular Design at depths of 5', 10', 15', 20'
- Design includes everything except HS-20 loading
- Water hammer is not considered
- 4,500 psi concrete



## Design Comparisons

	Actual Installed 60" Pipe (Class III RCP)	Pressure Design 60" Pipe
Pressure (Head)	30 ft.	25 ft.
Cover	1 ft.	5 ft.
Inner Steel (in <sup>2</sup> /lin. ft.)	0.34	0.30
Outer Steel (in <sup>2</sup> /lin. ft.)	0.20	0.20



Term, be lawfully used, maintained, improved or occupied for uses which Permittee intends to make of the Premises, or for activities which Permittee may perform on the Premises, or

(3) the Premises, including its surface and subsurface, is suitable or usable for the construction or maintenance of improvements of any type, kind, design or construction on the Premises.

## **7. IMPROVEMENTS.**

A. Permittee shall not construct, erect or place any improvements on the Premises without the prior written consent of the City and the prior approval by the City of the plans and specifications for the improvements in each instance.

B. The improvements which Permittee may be authorized to place on the Premises shall be constructed, repaired, maintained and operated at Permittee's sole cost, expense and risk. All improvements shall be kept and maintained by Permittee, at its sole cost, expense and risk, in good, safe and sanitary order, condition and repair.

C. All improvements shall be constructed in compliance with any minimum standards and specifications that are prescribed by applicable statutes, ordinances or building codes.

D. Prior to the actual commencement of any construction work on the Premises for the purposes of erecting, locating or placing improvements on the Premises or of repairing or replacing, in whole or in part, any improvements (collectively, "Work"), Permittee shall:

(1) procure or cause to be procured:

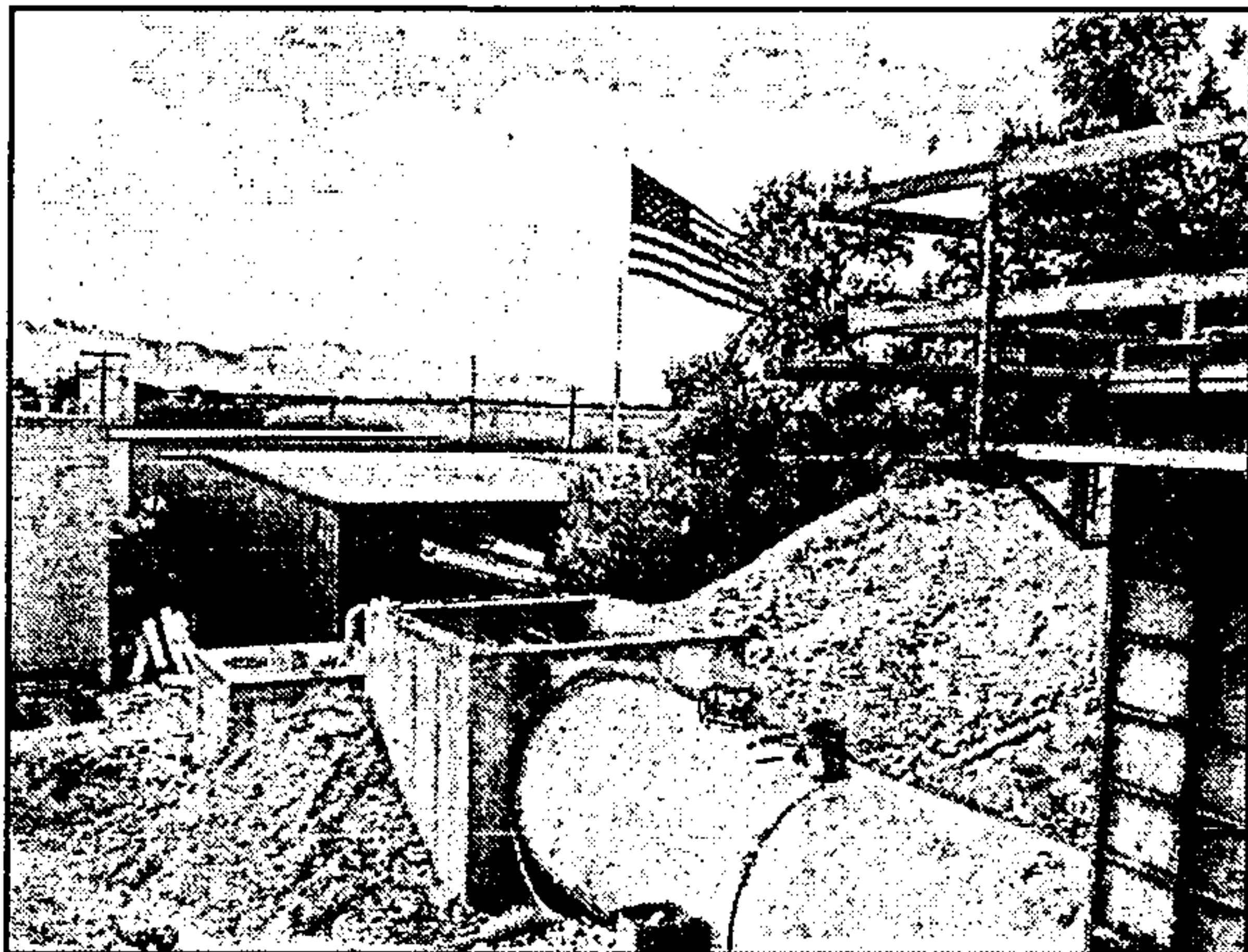
(a) a policy of Owner's Protective Public Liability Insurance ("Owner's Protective Policy") with limits in amounts not less than One Million Dollars (\$1,000,000.00) combined single limit of liability for bodily injury, including death, and property damage in any one occurrence. The Owner's Protective Policy will be written with the City as the named insured and will provide coverage for the City's officers and employees while acting within the scope of their duties against all claims arising out of or in connection with the Work. The Owner's Protective Policy shall be maintained during the life of the Work;

(b) all permits, if any, required to lawfully perform the Work;  
and

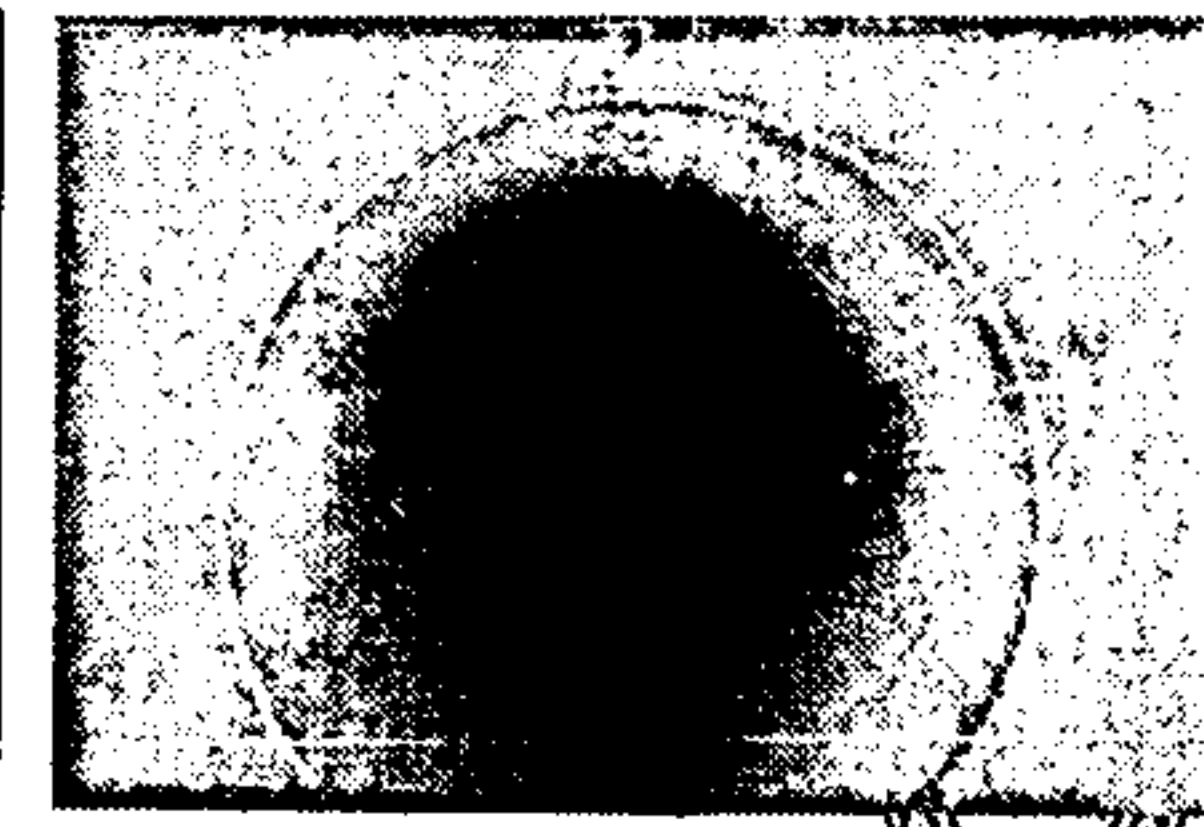
(c) if the total cost of labor and materials for the Work exceeds the sum of Five Hundred Dollars (\$500.00), a bond or other suitable financial security ("Bond") guaranteeing that all persons who furnish materials for or perform labor

### Velocity Issues

- Velocities greater than 40 feet per second are not recommended (steep section is 52 feet per second)
- Hydraulic jump when changing from 30% to 2% slope
- Designer went to drop manholes to reduce velocity. Actual head on pipe about 10 feet



### Smooth Walls Are They Equal?



### Utah State Study

- Paid for by HDPE Industry
- Compared Lab Strained Pipe with Four Field Installations
- Used a Metal Band to Stress Pipe
- 24" Pipe was tested
- Tightened to a certain strains
- Change in Pipe Inner Corrugations was not time dependent



Fullis, Barfuss, & Christensen

16

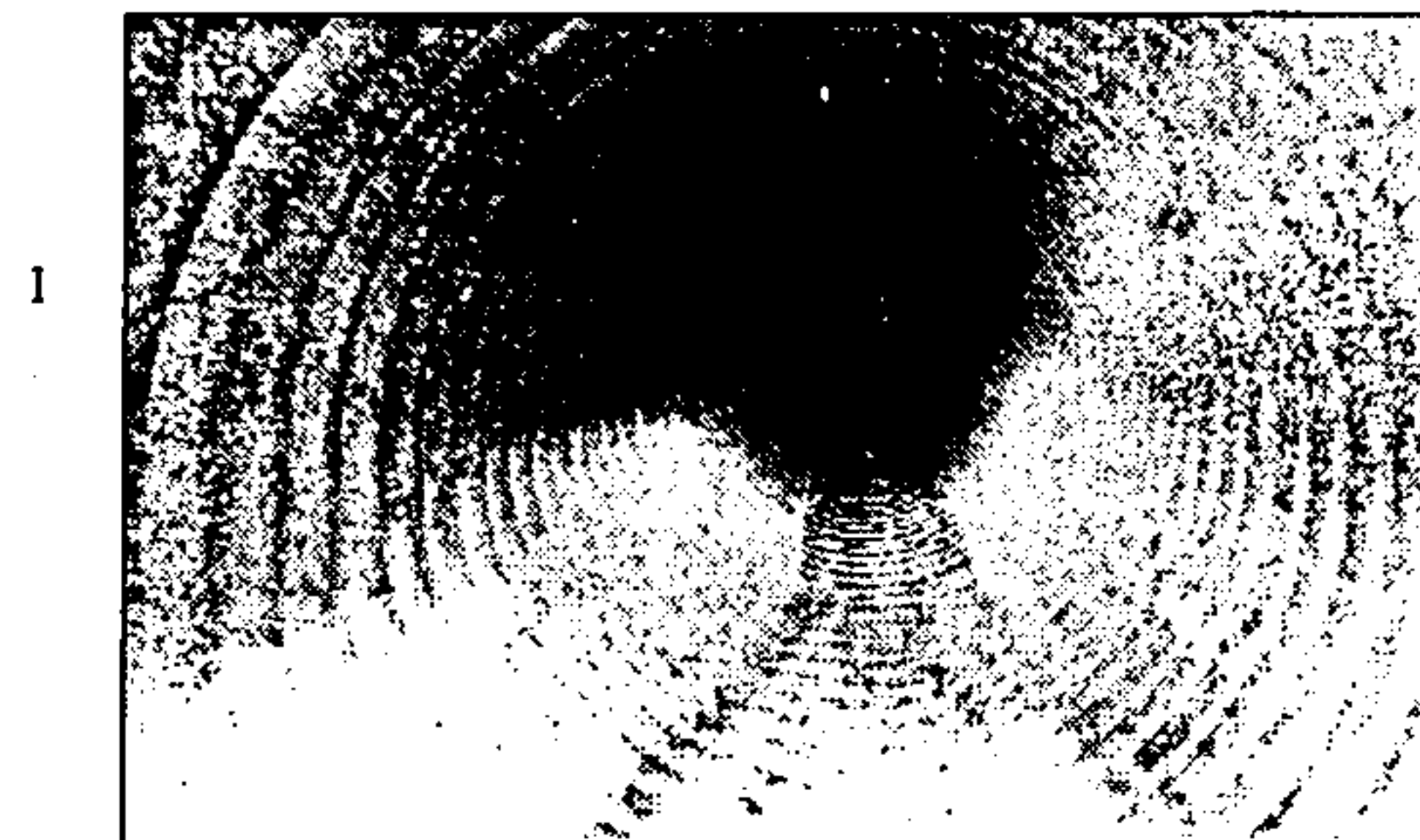


FIGURE 1 M294 Pipe Field Installation with a Corrugated Liner and Deformation Resulting from External Loads (Photo used courtesy of authors).

upon the Work shall be paid for their material or labor; and

(2) deliver a certificate of the Owner's Protective Policy to the Director, Risk Management, City of Albuquerque, P. O. Box 1293, Albuquerque, New Mexico, 87103. The certificate shall provide that thirty (30) days written notice shall be given to the Director, Risk Management, before the Owner's Protective Policy is canceled, materially changed or not renewed;

(3) deliver to the Real Property Manager, City of Albuquerque, P. O. Box 1293, Albuquerque, New Mexico, 87103 a copy of the certificate of the Owner's Protective Policy and evidence, in a form suitable to the City, that Permittee has procured the required Bond and permits.

E. Paragraph D. shall not apply to minor repairs or routine maintenance required to be performed by Permittee's employees in the normal course of their duties.

8. **SUBLETTING.** Except as expressly provided in this Agreement, Permittee shall not rent or sublet the whole or any part of the Premises without the City's prior written consent. A consent to rental or sublease shall not be deemed to be a consent of any subsequent rental or sublease. The rental or making of any sublease shall not release Permittee from, or otherwise affect in any manner, any of Permittee's obligations under this Agreement. Each rental and sublease shall be subject and subordinate to the rights of the City under this Agreement and to any amendment or modification of this Agreement. Any rental or sublease without the written consent of the City shall be void, and shall, at the option of the City, terminate this Agreement.

9. **ASSIGNMENT.** Permittee shall not assign, transfer, or grant security interests in this Agreement or any interest in the Agreement, without the prior written consent of the City. A consent to an assignment shall not be deemed to be a consent to any subsequent assignment or transfer. Any assignment without the written consent of the City shall be void, and shall, at the option of the City, terminate this Agreement.

10. **REPAIRS AND MAINTENANCE.** Permittee shall, at its sole cost, expense and risk, keep and maintain the Premises, and any improvements located thereon, including sidewalks adjacent thereto, in good order, condition and repair, free of snow and ice, and generally in a clean and safe condition. All repairs and replacements shall be made promptly as and when necessary. All repairs and replacements shall be at least equal in quality of materials and workmanship to the original work.

11. **LIENS.**

A. Permittee shall defend, indemnify and hold harmless the City against any mechanic's, materialmen's or other lien arising out of the making of any alteration,

TABLE 4 Summary of Inspected Field Pipe Installations

Pipe	Diameter (in)	Depth of Cover (ft)	Years Installed	Comments
Field Pipe 1	24 (0.61m)	~10	2-3	Installed under an Interstate
Field Pipe 2	24 (0.61m)	~4	2-3	Pipe installed on a mild vertical bend
Field Pipe 3	24 (0.61m)	~4	2-3	Pipe installed on a constant slope
Field Pipe 4	24 (0.61m)	~5	5	Installed in a residential area



TABLE 3 Summary of Manning's n Variations at Specific Velocity and Strain Conditions

Velocity (fps)	Strain Condition	Manning's n	% Change relative to no-strain
3	no-strain	0.0106	0.0%
	0.58%	0.0112	5.7%
	1.50%	0.0121	14.2%
	2.37%	0.0133	25.5%
10	no-strain	0.0097	0.0%
	0.58%	0.0100	3.1%
	1.50%	0.0105	8.2%
	2.37%	0.0112	15.5%
15	no-strain	0.0096	0.0%
	0.58%	0.0098	2.1%
	1.50%	0.0102	6.3%
	2.37%	0.0107	11.5%

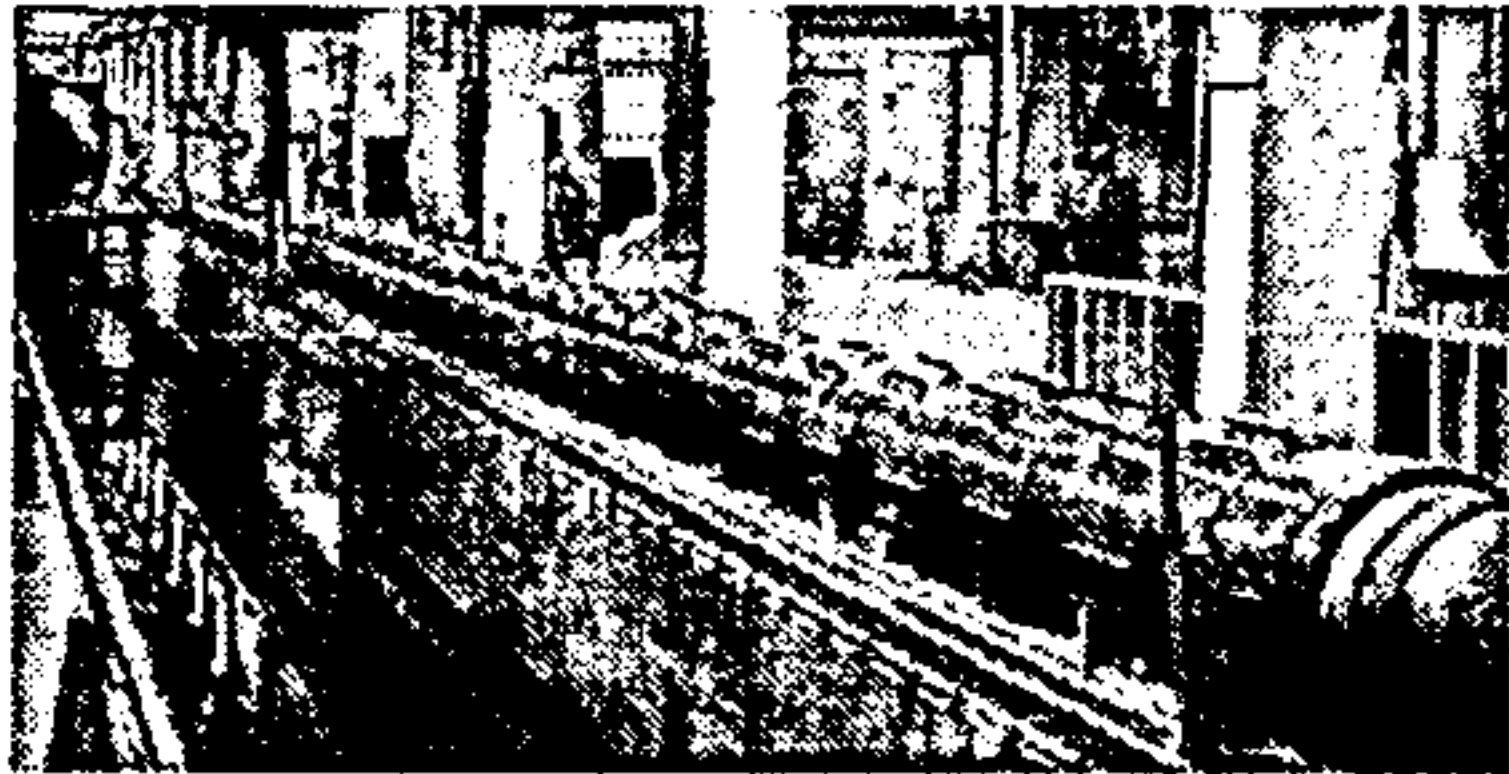


FIGURE 2 Overview Photo of 200-ft Long, 24-inch Diameter M294 Test Pipe Circumferentially Strained Using External Steel Bands.

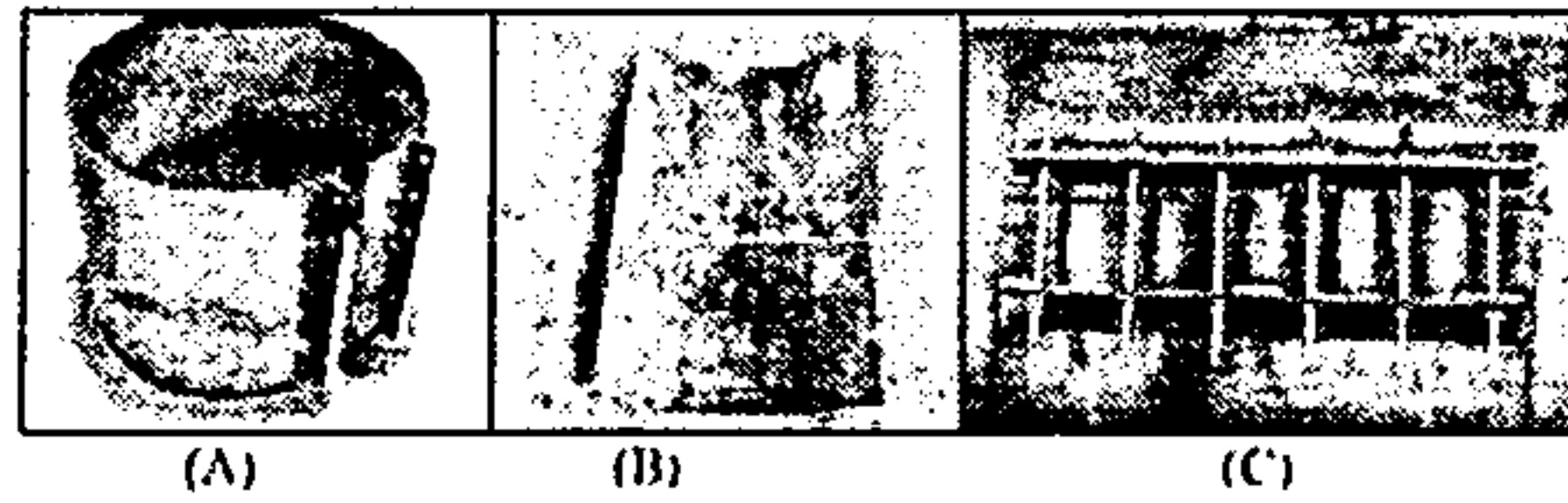


FIGURE 3 Overview Photos of Pipe Girdling System (A metal tightening band, B rolled plate, and C assembled tightening band).

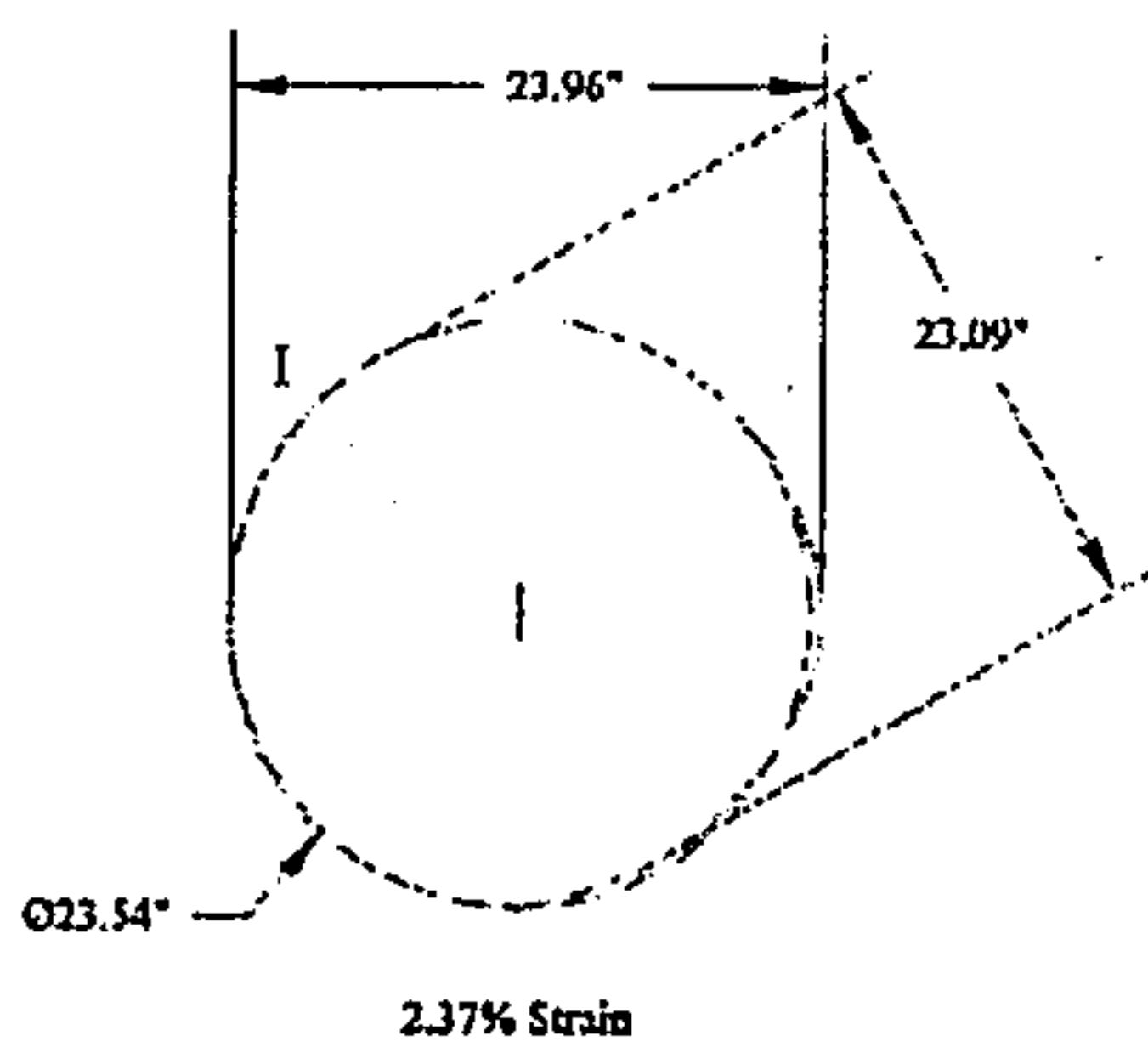


FIGURE 5 Comparison of the Actual Pipe Cross-Sectional Shape (solid line) at a 2.37% Strain Condition to a True Circle of Diameter D (dashed line), where D is Represents the Actual Pipe Circumference Divided by  $\pi$ .

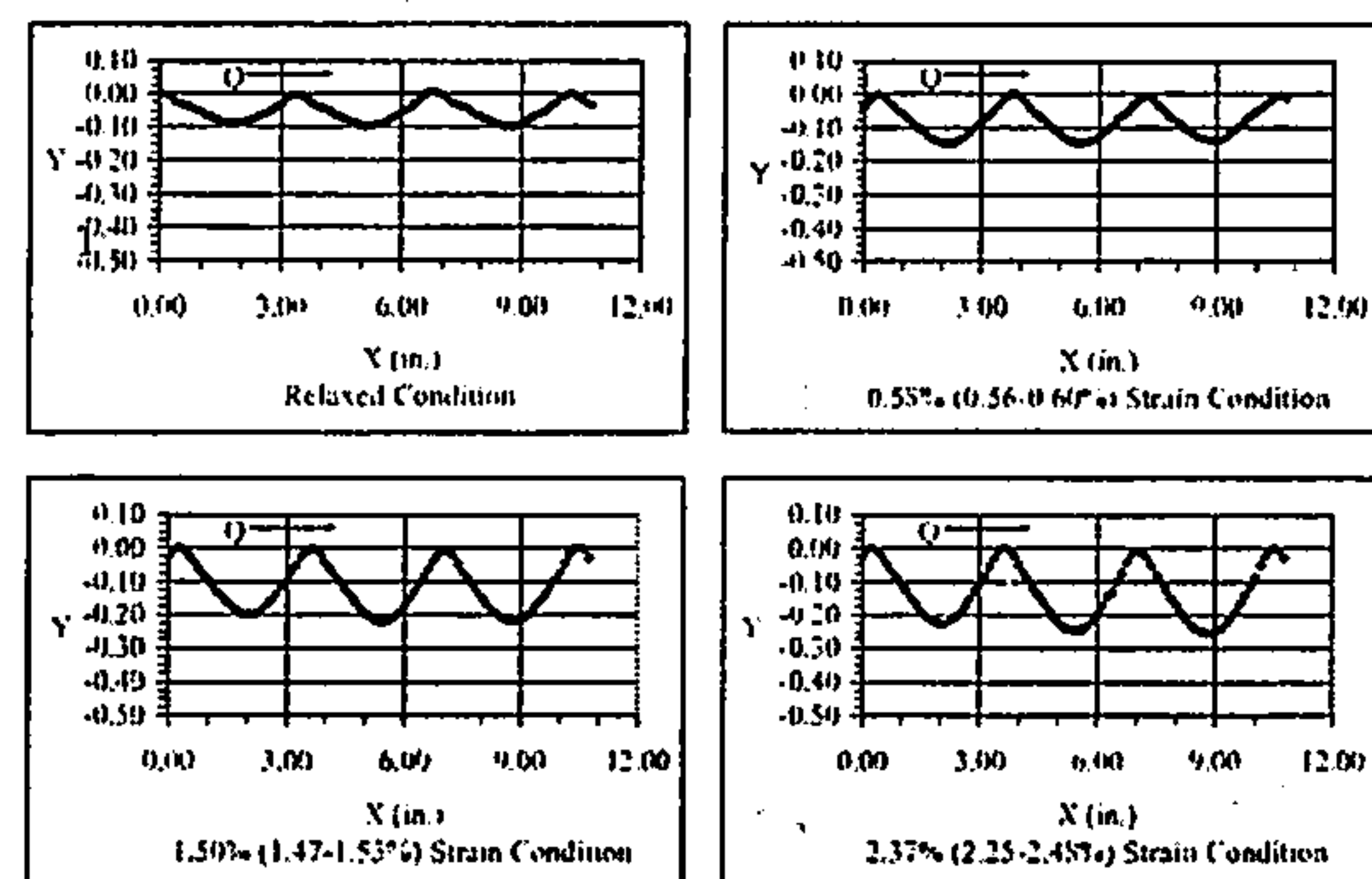


FIGURE 6 Measured Pipe Wall Profiles.

addition, repair, or improvement by Permittee.

B. Permittee shall not permit any mechanic's, materialmen's or other lien to stand against the Premises for work or material furnished to Permittee or to its contractors. Permittee shall, however, have the right to contest the validity of any lien or claim if Permittee first posts a bond or other security to insure that upon final determination of the validity of the lien or claim, Permittee shall immediately pay any judgment rendered against Permittee with all proper costs and charges and shall have the lien release without cost to the City.

C. Permittee shall give the City written notice not less than ten (10) days prior to the commencement of any alteration, repair, addition or improvement so that the City may post notices of disclaimer.

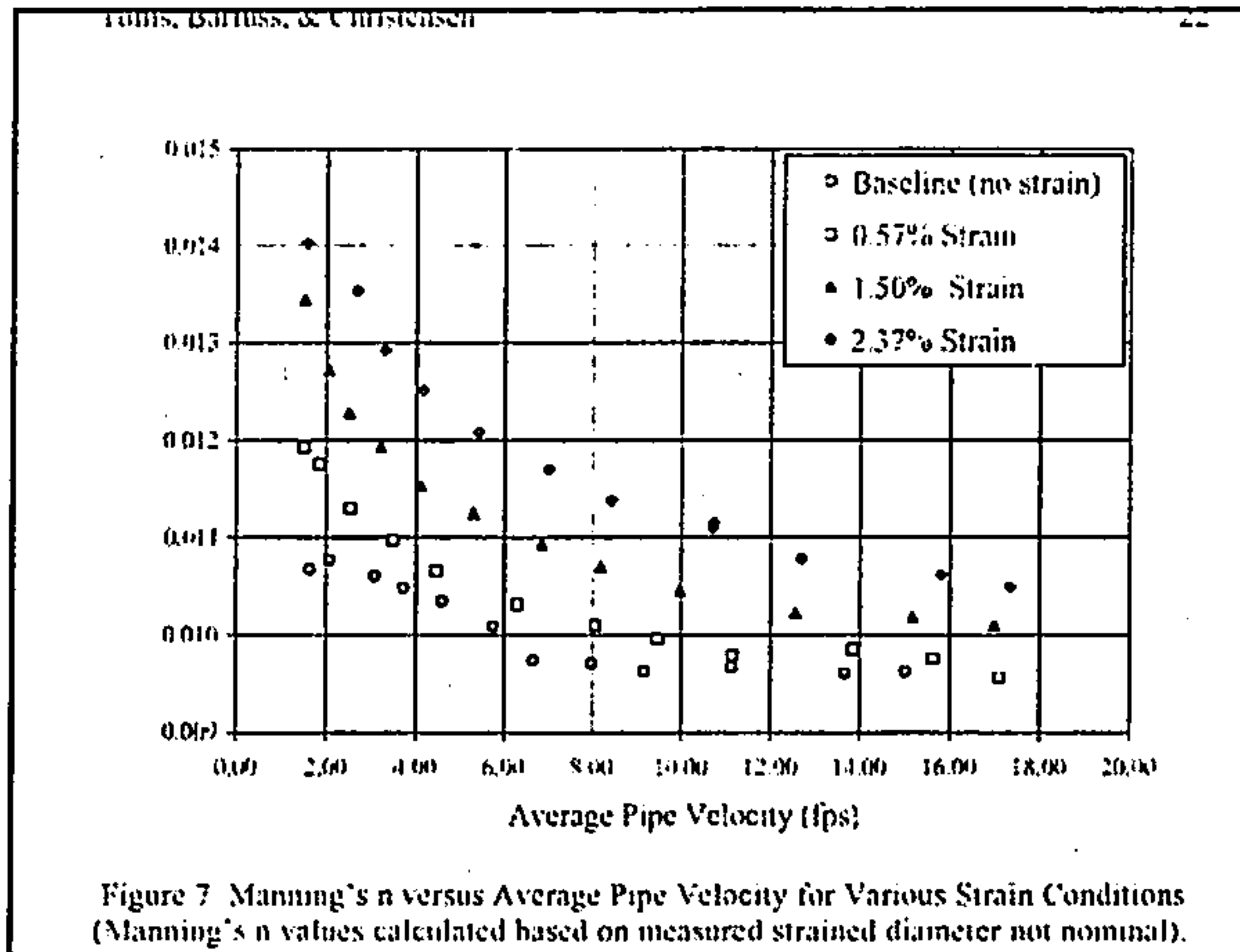
12. **TAXES AND ASSESSMENTS.** Permittee shall pay all taxes and assessments that may now or during the Initial Term or the Extended Term be imposed on its Leasehold interest or on any improvements on the Premises, promptly as they become due and payable.

13. **CITY'S RIGHT OF ENTRY.** The City, its employees and representatives, shall have the right to enter the Premises and any improvement on the Premises at reasonable times for the purpose of inspecting the Premises and improvements.

14. **CITY USE OF PREMISES.** If the City determines, in the sole and absolute discretion of the City, that the City requires the use of the Premises or any part of the Premises, either temporarily or permanently, the City may, after giving Permittee sixty (60) days advance written notice, either suspend Permittee's rights under this Agreement to use the Premises or part of the Premises or terminate this Agreement as to all of the Premises or as to part of the Premises. If this Agreement is suspended or partially suspended, rent shall abate during the period of suspension. The period of suspension shall not extend the term or expiration date of this Agreement. If this Agreement is terminated or partially terminated, rent shall abate to the date of termination. The City shall pay to the Permittee the amount of the abatement of Rent, if any, that has been paid in advance, within sixty (60) days after the effective date of the suspension or termination. The City shall not be liable to Permittee for any monetary damages or losses sustained by Permittee because of Permittee's inability to use the Premises or part of the Premises during any suspension period or because of the termination or a partial termination of this Agreement.


15. **TERMINATION BY CITY.**

A. In addition to any other remedy provided by law or in this Agreement, the City may terminate this Agreement, without cause and in the absolute discretion of the City, effective sixty (60) days after the date of the City gives the Permittee written notice of




### What Does all This Mean

- How was Concrete Pipe Tested?
- What safety factor is applied to Concrete Pipe to account for field conditions?
  - i.e., dirty water and not perfect alignment
- Does the HDPE have inner corrugations that are worse than tested?




### How was Concrete Pipe Tested?

- Numerous Studies go back 50 plus years
- A Study of Manning's Roughness Coefficient for Commercial Concrete and Plastic Pipes – D.K. May – University of Alberta 1986
- Significant Differences in how Manning's N was calculated




### University of Alberta Study

- 8", 10" and 15" Pipe
- Manning's N averaged over numerous runs
- Pipe flow, pipe slope and velocity varied
- Typically, Manning's N varied with larger pipe, fuller flow and higher slopes




Concrete Pipe Manning's Tests				
Pipe Diam.	Slope	Percent Full	Velocity	Manning's N
8"	.3%	20%	1.6 fps	.0104
8"	.5%	90%	3.5 fps	.0101
8"	1.0%	50%	4.7 fps	.0096
10"	.25%	25%	1.8 fps	.0111
10"	.5%	56%	3.9 fps	.0097
10"	1.0%	60%	5.4 fps	.0102
15"	.25%	25%	2.5 fps	.0103
15"	.5%	60%	5.3 fps	.0095
15"	1.0%	60%	7.1 fps	.0101

Study Average .0099 (approximately 150 data points)



### What safety factor is applied to Concrete Pipe to account for field conditions?

- .010 laboratory is adjusted to .012 field
- Adjustment factor is 1.2



termination.

B. In addition to any other remedy provided by law or in this Agreement, the City may terminate this Agreement, effective ten (10) days after the date of the City gives the Permittee written notice of termination, in any of the following circumstances:

(1) if Permittee is in default in the payment of rent and if the Permittee does not cure the default within ten (10) days after notice;

(2) if the Permittee is in default in the performance of any other term, condition or covenant of this Agreement, and if the Permittee does not cure the default within thirty (30) days after notice, or, if the default is of such nature that it cannot be cured completely within the thirty (30) day period and if the Permittee does not proceed with reasonable diligence and in good faith within the thirty (30) day period to remedy the default;

(3) if this Agreement is assigned or transferred or the Premises sublet, other than in accordance with the terms of this Agreement, and the default is not cured within fifteen (15) days after notice;

(4) if Permittee fails to furnish a certificate of insurance or evidence of bond or financial guarantee within the time required by this Agreement.

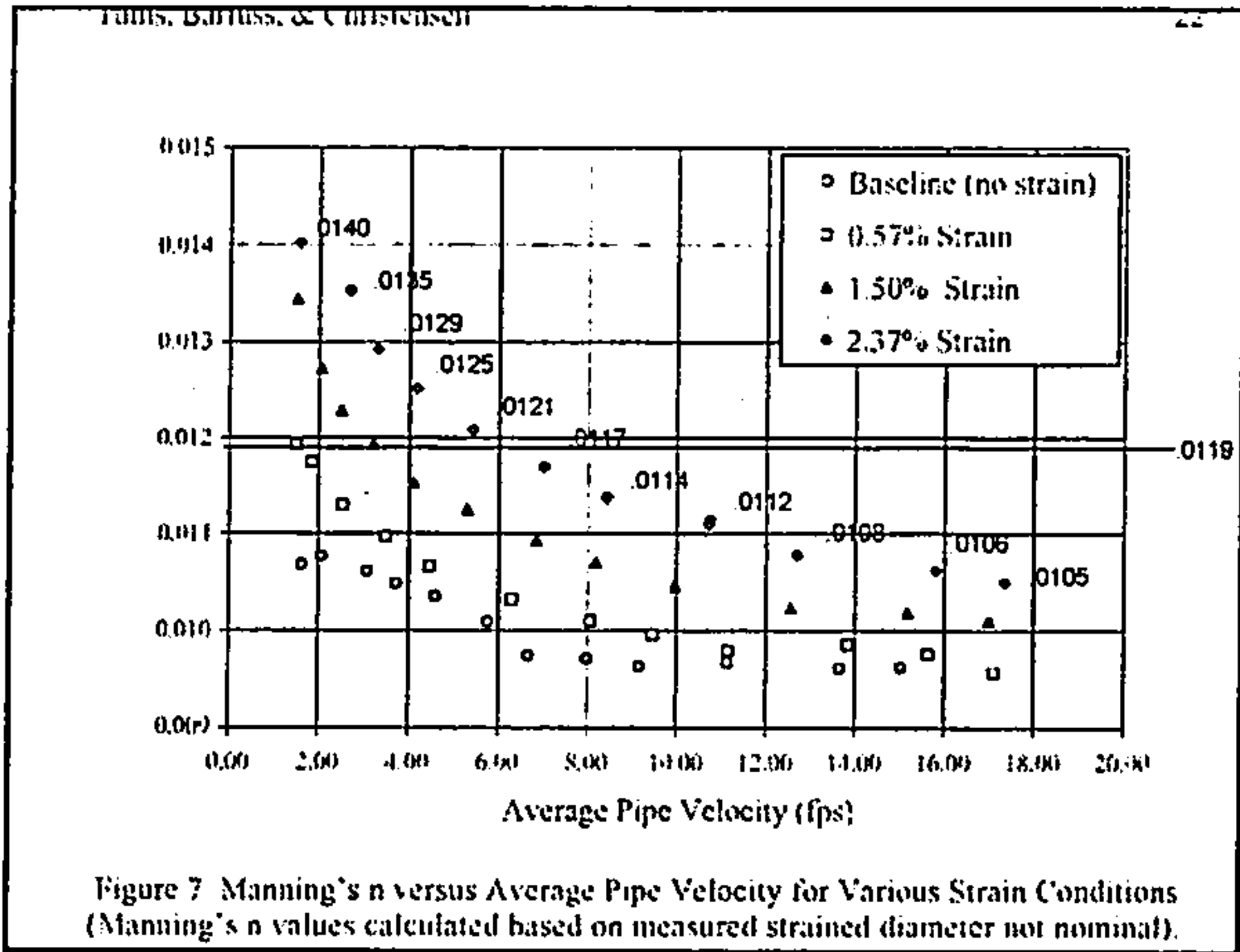
#### **16. EFFECT OF TERMINATION OR EXPIRATION.**

A. Upon the expiration or sooner termination of this Agreement, Permittee shall have no further right or interest in the Premises.

B. The surrender of this Agreement by Permittee, mutual cancellation of this Agreement, or termination of this Agreement shall, at the option of the City, terminate all or any existing subleases or may, at the option of the City, operate as an assignment to the City of any and all subleases.


C. At the expiration or sooner termination of this Agreement, Permittee shall remove Permittee's property from the Premises; remove any improvements placed on the Premises by the Permittee, unless the City consents in writing that the improvements may remain on the Premises; and restore, if necessary, and surrender the Premises to the City in as good condition as it was in at the beginning of the term, reasonable use, wear and tear excepted. Any improvements that are placed on the Premises by Permittee and that are not removed from the Premises pursuant to the consent of the City shall become and be the property of the City upon the expiration or termination of this Agreement.





### What Value should be used for HDPE Design?


- .0119 laboratory should become .0143 field?
- What about corrugation growth continuing over time?



### Example


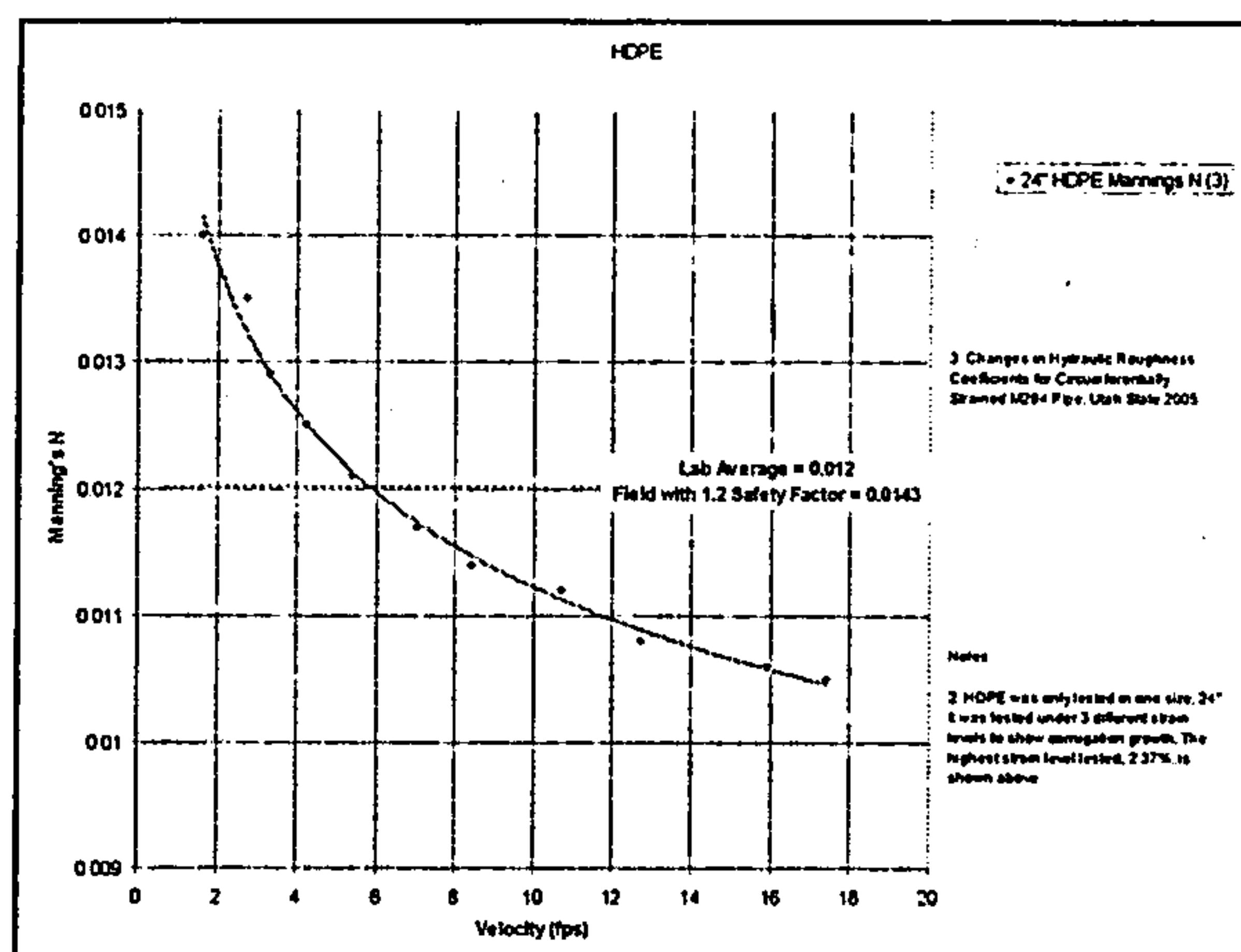
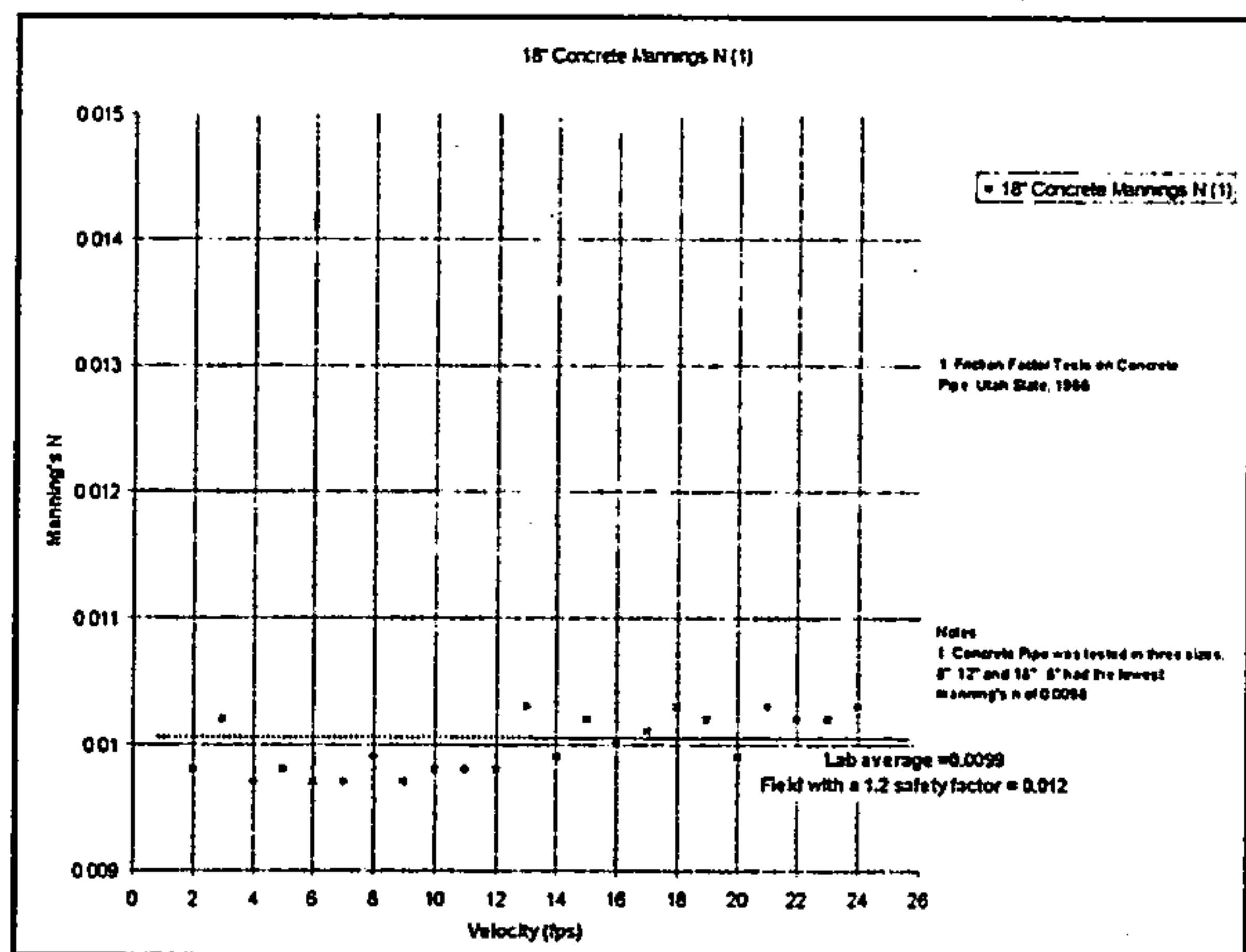
- Consultant calls and is designing 48" pipe based on 0.25% slope
- Flow (at  $n=.012$ ) is 78 cfs
- Flow (at  $n=.0143$ ) is 65 cfs
- A 51" pipe would be required with HDPE

where a 48" pipe would be required with Concrete Pipe



### What about Corrugation Growth?

- Does it continue?
- Did the Utah State Study get the worst case?

17. **UTILITY SERVICES.** The City shall not be obligated to provide to the Premises any utility services, including, but not limited to, electricity, light and security services.

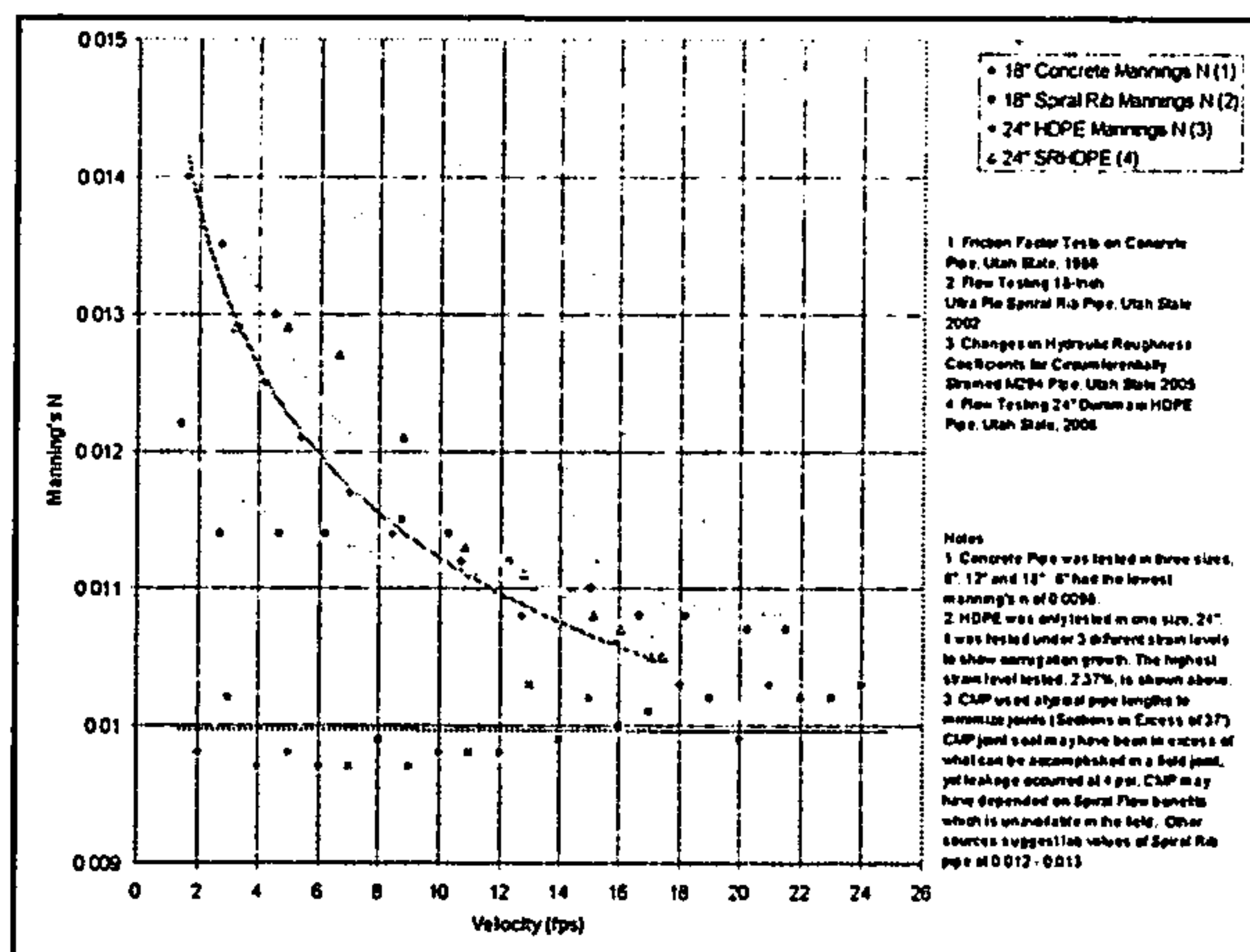
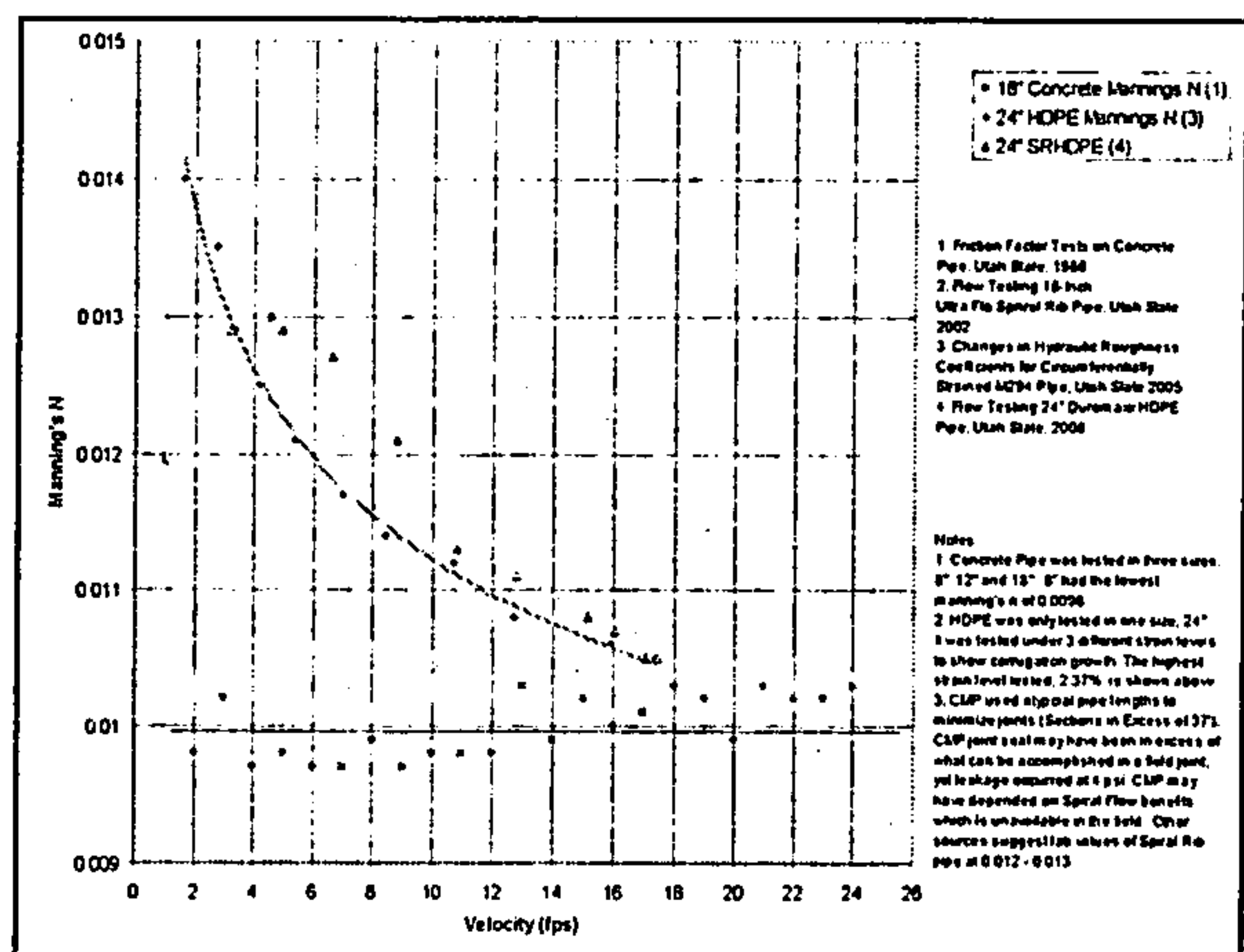
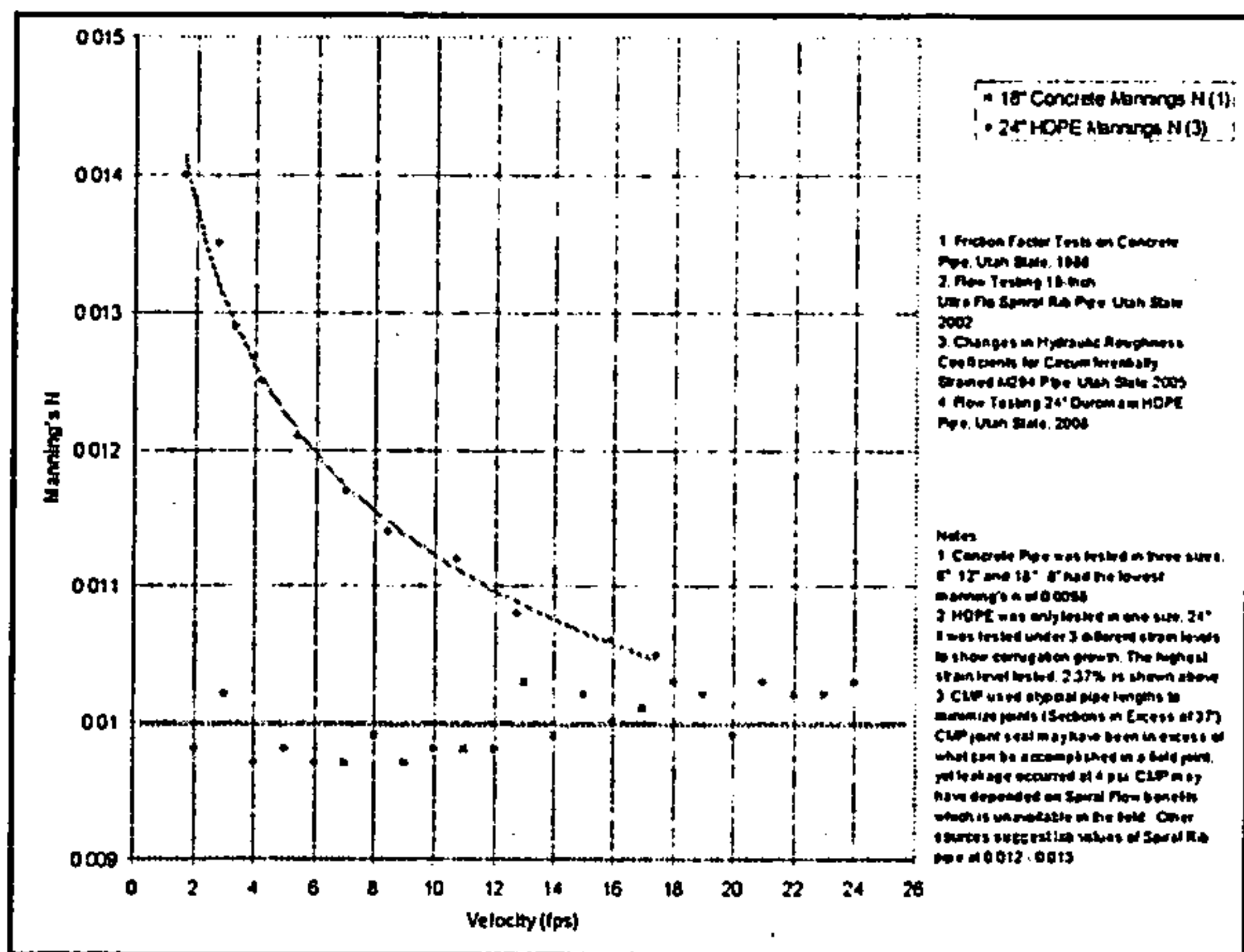
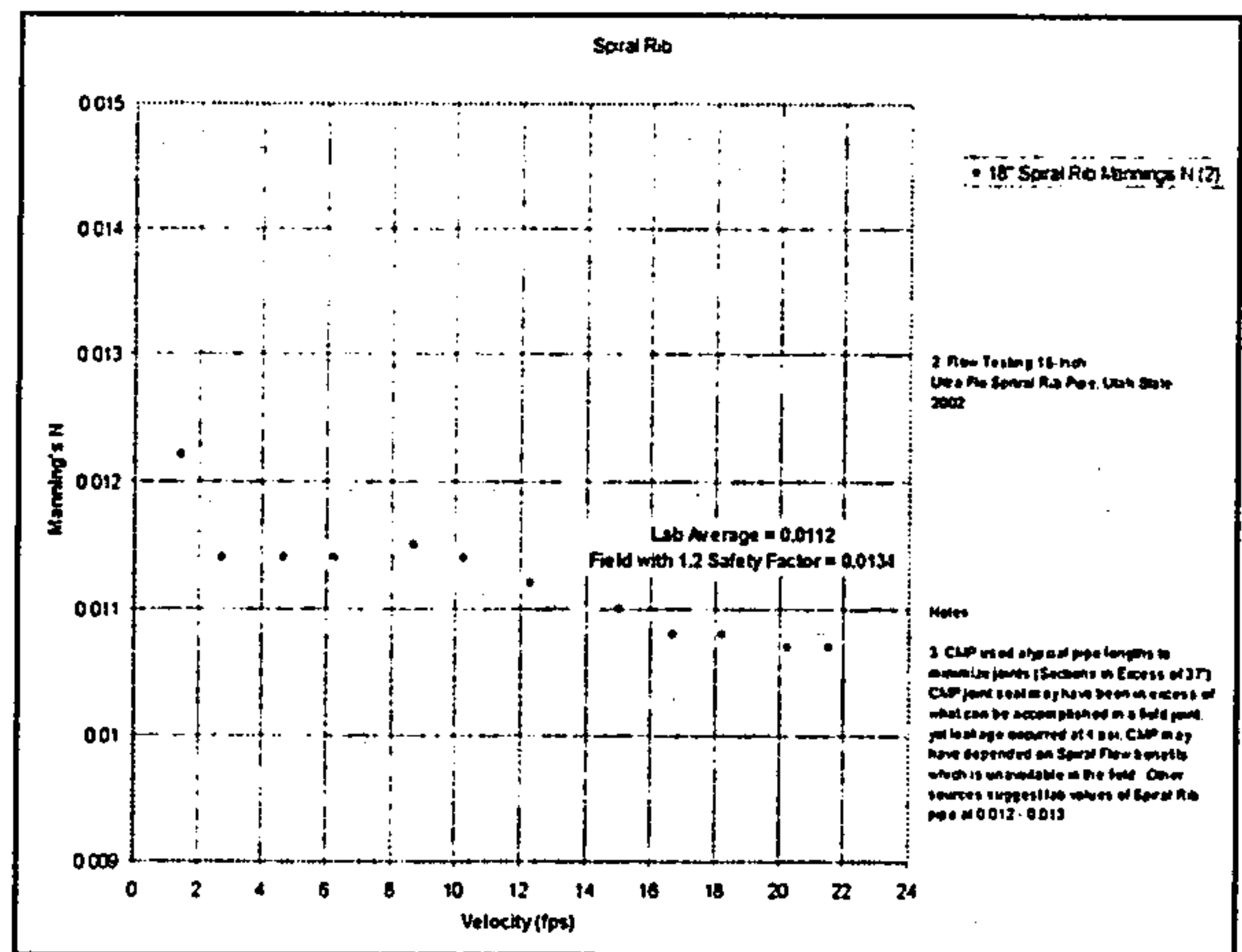
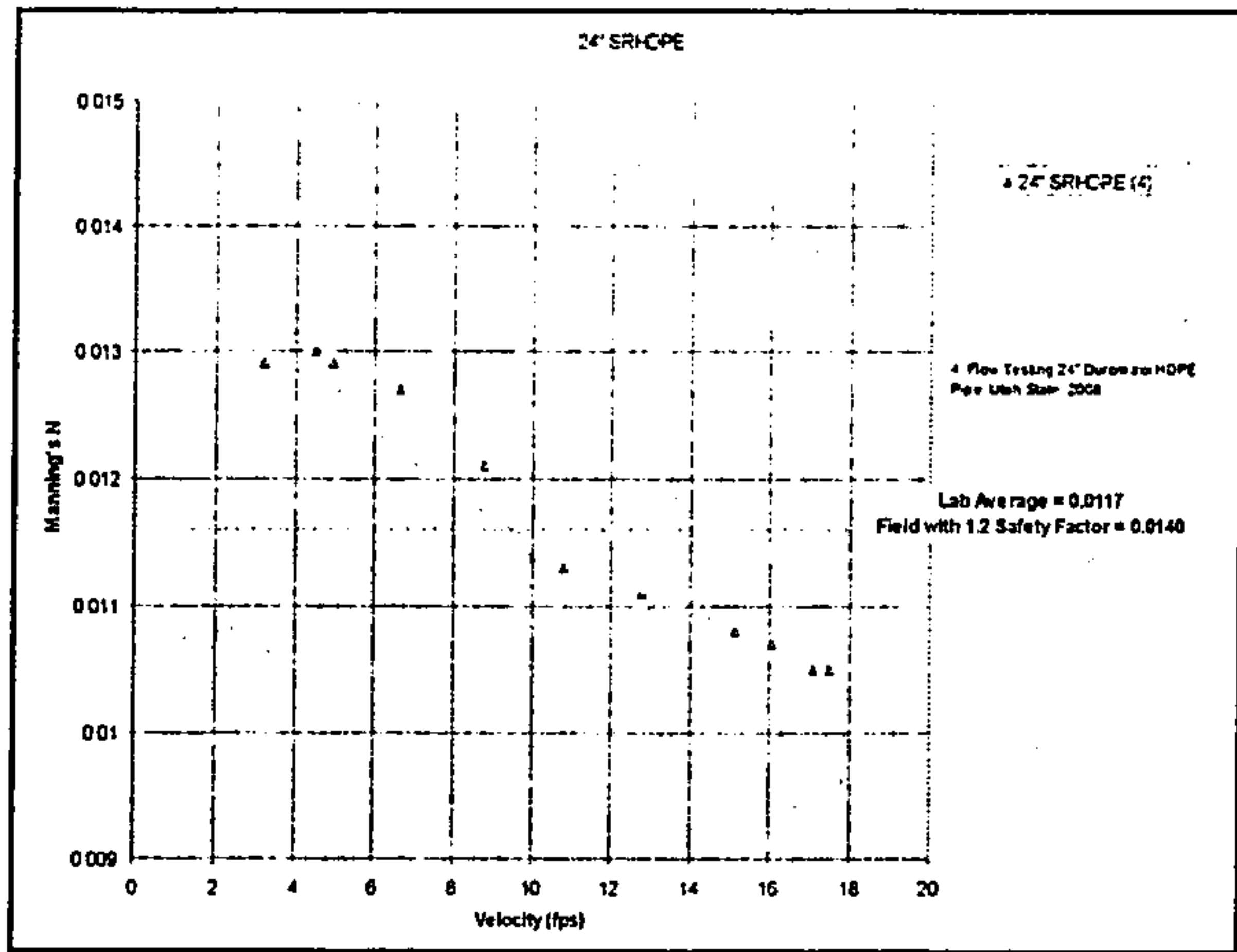
18. **INDEMNITY.** Permittee agrees to defend, indemnify and save harmless the City, its councilors, officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury, including death, or damage received or sustained by any person, persons or property arising out of Permittee's or Permittee's invitees, agents, officers, employees, contractors, subtenants and sublessees use of or activities on the Premises or any improvements on the Premises; or arising out of any condition of the Premises or improvements on the Premises caused by or under the control of Permittee; or by reason of any act or omission, neglect or misconduct of Permittee or of Permittee's agents, contractors, employees, invitees, subtenants or sublessees. The indemnity required hereunder shall not be limited by reason of the specification of any particular insurance coverage in this Agreement.

19. **LIMITATION OF INDEMNIFICATION.**

A. To the extent, if at all, NMSA 1978 Section 56-7-1 is applicable to the indemnity agreements contained in this Agreement, the indemnity agreements will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, or the agents or employees of the City, whether such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

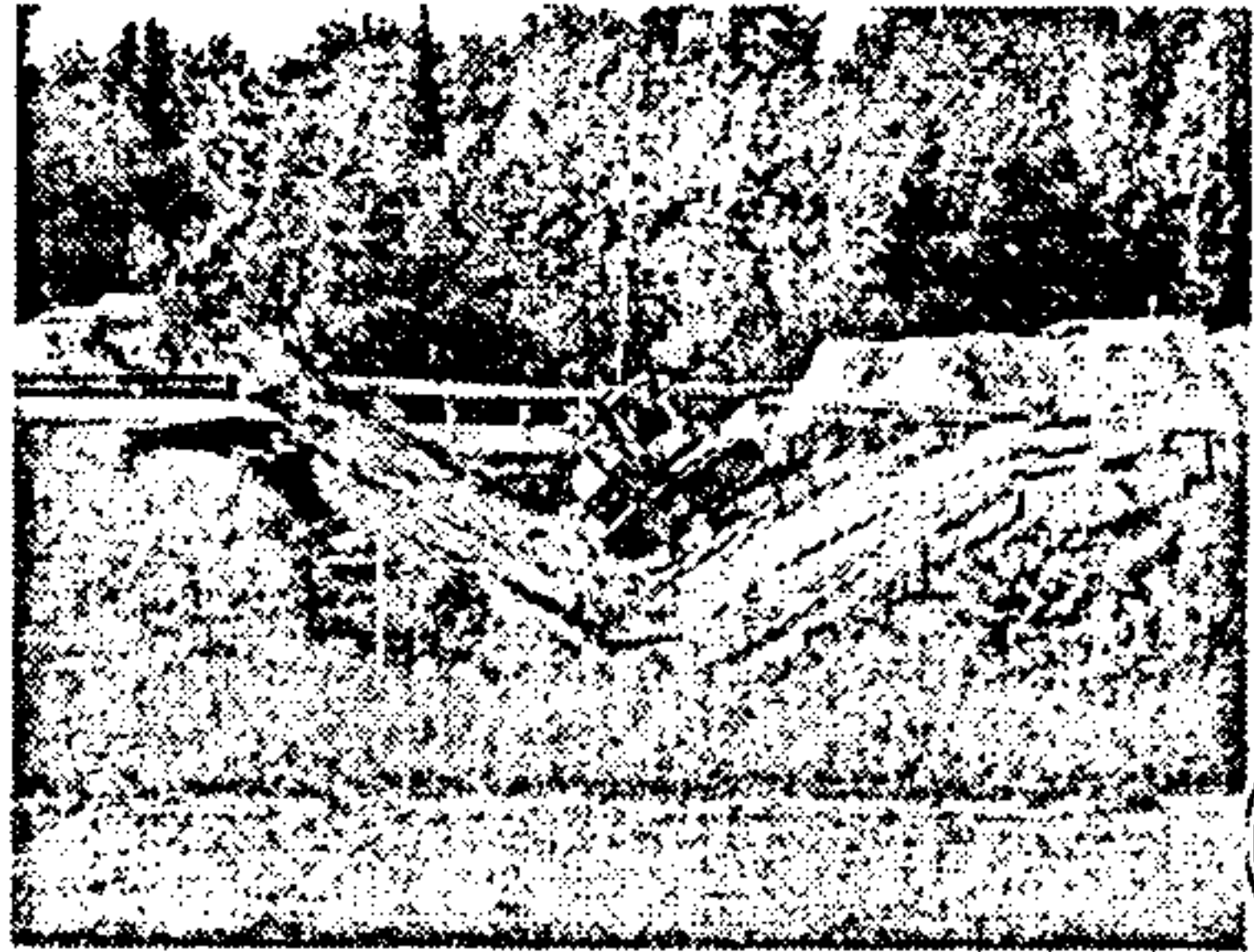

B. Permittee is not required to indemnify the City for the negligence or intentional acts, errors, or omissions of the City or of its employees or agents.

20. **INSURANCE.** During the term and any extended term of this Agreement, the Permittee shall procure and maintain, at its expense, insurance in the kinds and amounts hereinafter provided with an insurance company authorized to do business in the State of New Mexico, covering all operations under this Agreement, whether performed by Permittee or its agents. Before entering upon the Premises, Permittee shall furnish to the City a certificate or certificates, in form satisfactory to the City, showing that Permittee has complied with this provision. All certificates of insurance shall provide that thirty (30) days written notice be given to the Director, Risk Management, City of Albuquerque, P.O. Box 1293, Albuquerque, New Mexico, 87103, before a policy is canceled, materially changed or not renewed. Various types of required insurance may be written in one or more policies. Kinds and amounts of insurance required are as follows:



## A Need for Culvert Asset Management

Joseph Perrin Jr., PE, PhD, PTOE

A. Comprehensive General Liability Insurance: Comprehensive general liability insurance policy with liability limits in amounts no less than One Million Dollars (\$1,000,000.00) single limit of liability for bodily injury, including death, and property damage in any one occurrence.

The policies of insurance must include coverage for all operations performed by the Permittee and contractual liability coverage which shall specifically insure the hold harmless provisions of this Agreement. The City shall be named an additional insured.

B. Workmen's Compensation Insurance: If required by New Mexico law, workmen's compensation insurance for its employees in accordance with the provisions of the Workmen's Compensation Act of the State of New Mexico.

21. PERMITTEE'S PROPERTY. All property and improvements of Permittee which may be placed in or upon the Premises shall be done at the sole risk of Permittee. The City shall not be liable for any damage to property or improvements of Permittee on the Premises arising from, or for any damage to the property caused by fire, water, flood, wind, vandalism, theft, larceny or burglary.


22. SIGNS. Permittee shall not place, locate or erect any signs or billboards on the Premises without the prior written consent of the City in each instance.

23. SALE OF PREMISES. If the City vacates the Premises during the Initial Term or the Extended Term and if the City decides to sell the Premises, then the Permittee, as the sole adjoining property owner to the Premises, shall have the right of first refusal to purchase the Premises, subject to the reservation by the City of any easements for itself or for others and subject to any other conditions to the sale of the Premises imposed by the City's Development Review Board, for the purchase price of Two Hundred Sixty One Thousand Three Hundred Sixty Dollars (\$261,360.00). The sale shall be AS IS, without warranty of title or of the environmental condition of the Premises. Title shall be conveyed by statutory form quitclaim deed. The City shall not be obligated to provide any proof of title to the Premises.

24. WAIVER OF DEFAULT. No failure by either party to insist upon the strict performance of any term, condition or covenant of this Agreement or to exercise any right or remedy available on the breach thereof, and no acceptance by the City of full or partial rent during the continuance of any breach shall constitute a waiver of any breach or of any term, condition or covenant. No obligation of this Agreement which either party is required to perform and no breach thereof, shall be waived, altered or modified, except by written instrument executed by the waivering party.


**Owings Mills Mall, Baltimore Maryland**

- April 2004
- 84" CMP
- 13 years old, rusted out
- Private road/ Public in area require concrete
- Two women trapped for over an hour
- Car on top of 13,000 volt electrical lines
- \$2 million lawsuit pending
- One week to repair
- Estimated cost \$300,000




**Bakersfield, California**

- 144" Culvert failed on 10/31/03 creating a 20' wide, 10-foot deep
- 1 women trapped, 2 women ran away
- Cost to replace this and 3 other pipes \$2 million
- Estimated age – 30 years
- Two months to repair
- Bakersfield inspects every 5-years


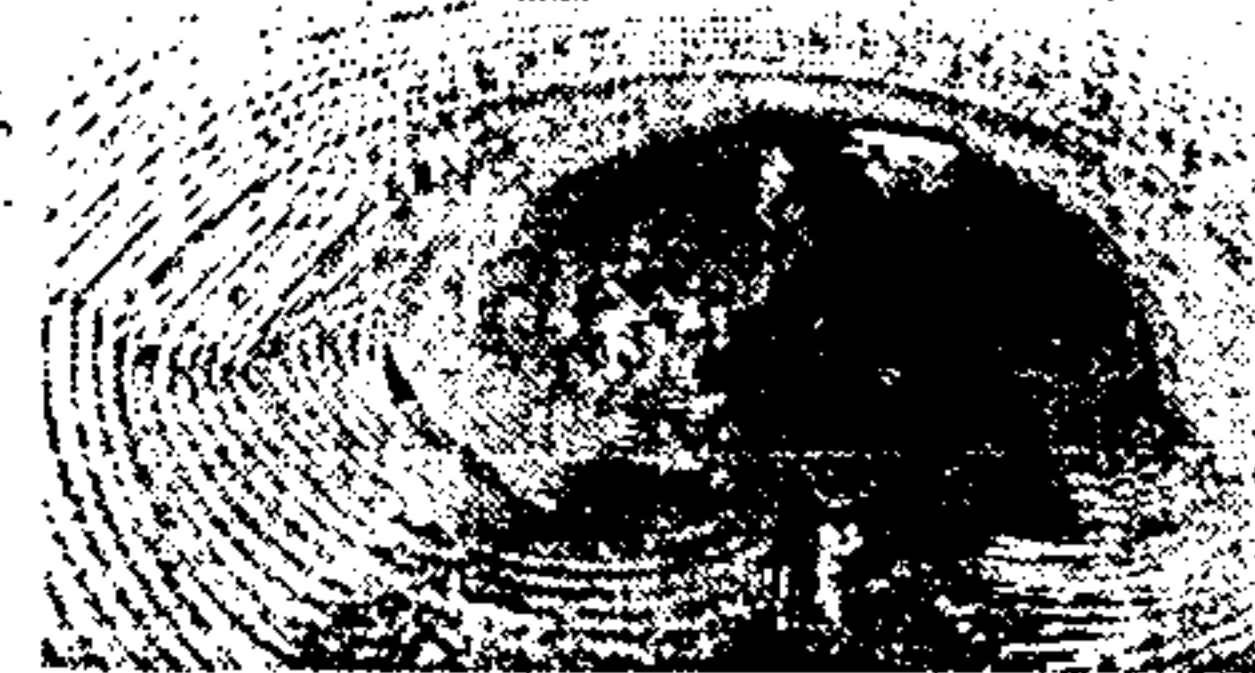


**User Delay Per Day for a range of AADTs**

AADT Level	Increased Delay Level					
	10 min	20 min	30 min	1-hour	2-hour	
5,000	\$ 17,915	\$ 35,829	\$ 53,744	\$ 107,488	\$ 214,975	
10,000	\$ 35,829	\$ 71,658	\$ 107,488	\$ 214,975	\$ 429,950	
20,000	\$ 71,658	\$ 143,317	\$ 214,975	\$ 429,950	\$ 859,901	
30,000	\$ 107,488	\$ 214,975	\$ 322,463	\$ 644,926	\$ 1,289,851	
50,000	\$ 179,146	\$ 358,292	\$ 537,438	\$ 1,074,876	\$ 2,149,752	
75,000	\$ 268,719	\$ 537,438	\$ 806,157	\$ 1,612,314	\$ 3,224,628	
100,000	\$ 358,292	\$ 716,584	\$ 1,074,876	\$ 2,149,752	\$ 4,299,504	



**Failures are on the rise**





**San Diego, California**

- On January 7, 2005, a corroded CMP collapsed a section of the Mission Valley Road, a heavily utilized transportation corridor.
- The road was closed for 3 months and it cost \$1 million dollars to replace the failure.
- A failure in 1998 brought attention to the culvert issue in San Diego when a corroded pipe collapsed and closed an interchange on I-15 for 4 months and cost \$4 million to repair.
- "Our corrugated metal pipe is failing all over the City". A city report estimated that \$30 million is needed to repair the deficient corrugated metal pipe in the City

**Asset Management Means making Good Decision Early**

- Save 10% on Pipe for a 2% project savings and then result in a pipe life 1/2 to 1/3 as long.
  - Pipe material is a small percentage of the project particularly when a 30-40 year versus a 100-year pipe material is selected
- Quantify the "typical" replacement costs
- Plan/Policy for Replacement
- LCCA indicates that the pipe needs to be 90-95% less expensive if a 1/2 life material is utilized



**25. NOTICES.** All notices or payments required by this Agreement to be given any party shall be deemed to have been fully delivered, given, made or sent when made in writing and deposited in the United States mail, certified, with postage prepaid thereon, and addressed to the following unless either the City or Permittee change their respective address by giving written notice of such change to the other:

(1) Notice to Permittee:  
Lovelace Health Systems, Inc.  
5400 Gibson Blvd. SE  
Albuquerque, New Mexico 87108-5127  
Attn: ~~Tom Meser, Chief Operating Officer~~  
DENNIS KNOX, CEO

(2) Notice to the City:  
City of Albuquerque  
One Civic Plaza, 11th Floor  
P.O. Box 1293  
Albuquerque, New Mexico 87103  
Attn: Chief Administrative Officer

Copy to:  
Real Property Manager  
City of Albuquerque  
One Civic Plaza, 4thth Floor  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**26. BINDING EFFECT AND EFFECTIVE DATE.** This Agreement is subject to signature by the Chief Administrative Officer. This Agreement shall not be binding upon the parties until signed by the Chief Administrative Officer. Upon signature by the Chief Administrative Officer, the covenants, terms and conditions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, subtenants and subpermittees. The effective date of this Agreement shall be the date this Agreement is signed by the Chief Administrative Officer.

**27. ENTIRE AGREEMENT.** This Agreement constitutes the full and final agreement of the parties on all subjects contained within it. All prior negotiations and agreements are merged into this Agreement. No subsequent agreement may modify this Agreement unless it is in writing and signed by the parties or their authorized agents.

**28. MODIFICATION AND GOVERNING LAW.** This Agreement may be modified only in writing and is governed by the laws of New Mexico. This Agreement is not binding

### Cost (in dollars) of Culvert Installation over a 100 Year Horizon

Horizon (H)	Assumed life of culvert (L)	100 years		
		25 years	50 years	100 years
# of Replacements in 100 years (n=(H/L)-1)		3	1	0
Initial Installation I <sub>i</sub>		I <sub>inst</sub>	I <sub>inst</sub>	I <sub>inst</sub>
Costs (\$)		148,589	10,533	5,000
	10,000	742,944	81,087	10,000
	25,000	1,485,889	202,667	25,000
	50,000	2,971,777	405,334	50,000
	75,000		810,668	75,000
	100,000			100,000



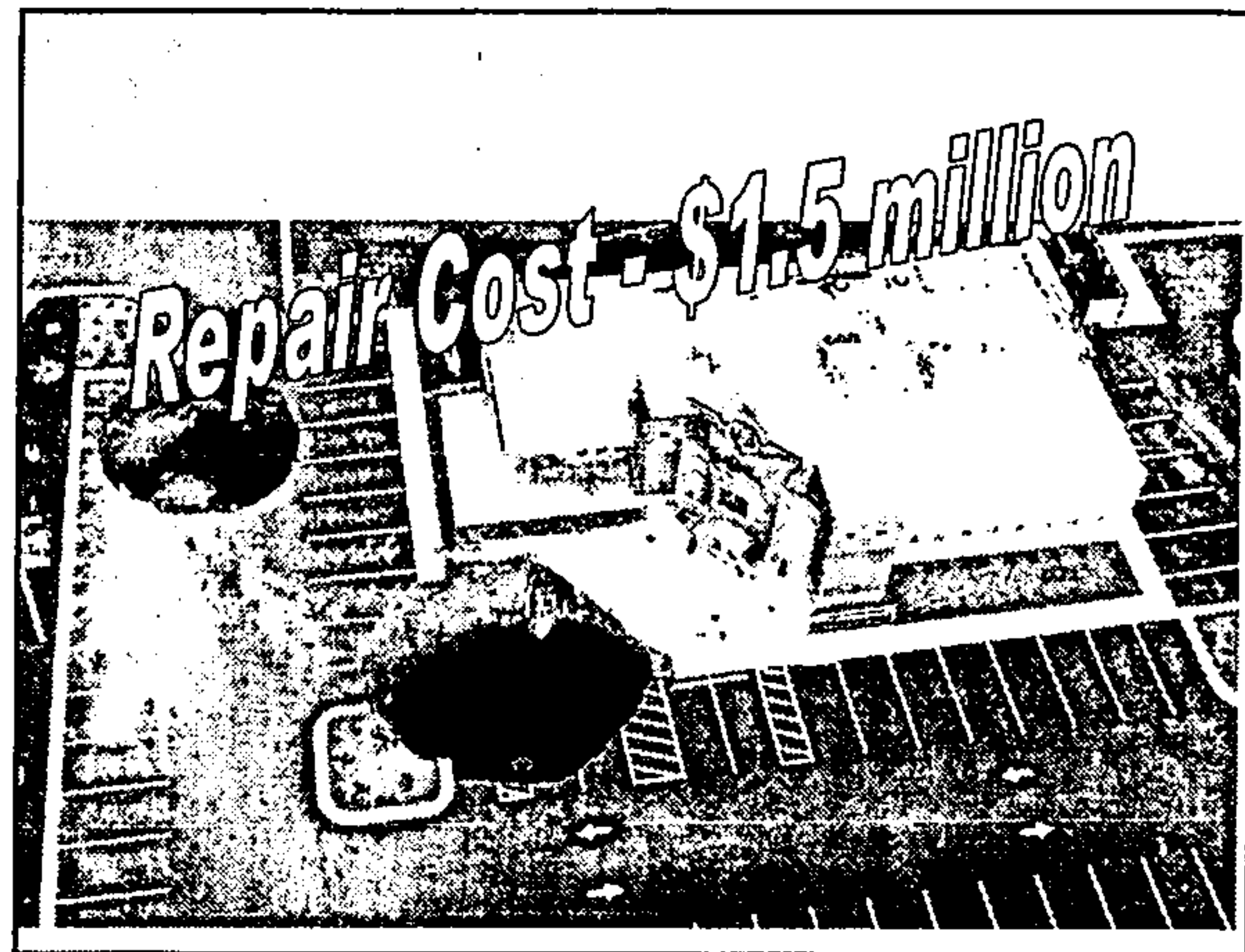
### Montreal, Quebec

- On September 14, 2005, a 25-year-old elliptical, galvanized iron pipe culvert collapsed
- The culvert had been inspected only five months prior to the collapse and it was not on any list for replacement.
- Because of the unexpected collapse, the transportation department's diagnosis methods are being questioned since this culvert passed a recent inspection.



### Hickory, North Carolina

- Pipe Failed on Aug. 17, 2002 – 4 inches of rain in one hour
- 50' Deep Sinkhole
- 2002 Corvette Swallowed in Sinkhole
- Rear Bumper and License Plate washed out of pipe on August 28, 2002
- Sept. 27, 2002 – US 70 shutdown for 28 Hours
- Oct. 11, 2002 - 3.5 hour shutdown of US 70
- 24,000 Cars per day on US 70
- Oct. 17, 2002 – Two sinkholes join into one
- Repairs take 9 months (Restaurant Closed)



### Conclusions and Recommendations

- Up-to-date inventory
- Reducing failures through regular inspection
- Reduce emergency repair costs and unplanned financial burden
- Better budget planning for repair and replacement
- Long-term ability to identify actual life-cycle and performance of various pipe materials

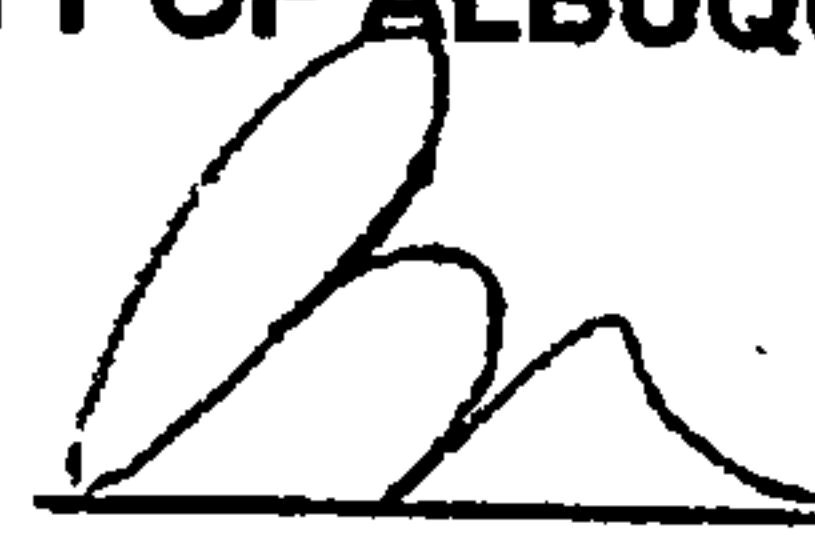


Administrative Officer, the covenants, terms and conditions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, subtenants and subpermittees. The effective date of this Agreement shall be the date this Agreement is signed by the Chief Administrative Officer.

**27. ENTIRE AGREEMENT.** This Agreement constitutes the full and final agreement of the parties on all subjects contained within it. All prior negotiations and agreements are merged into this Agreement. No subsequent agreement may modify this Agreement unless it is in writing and signed by the parties or their authorized agents.


**28. MODIFICATION AND GOVERNING LAW.** This Agreement may be modified only in writing and is governed by the laws of New Mexico. This Agreement is not binding on Permittee until signed by Chief Executive Officer and a corporate Vice President of Permittee.

**CITY OF ALBUQUERQUE:**


By:   
Bruce J. Perlman, Ph.D.  
Chief Administrative Officer

Dated: 3/8/07

**LOVELACE SANDIA HEALTH SYSTEM, INC.:**  
d/b/a LOVELACE MEDICAL CENTER

By:   
DENNIS KNOX  
Title: CEO

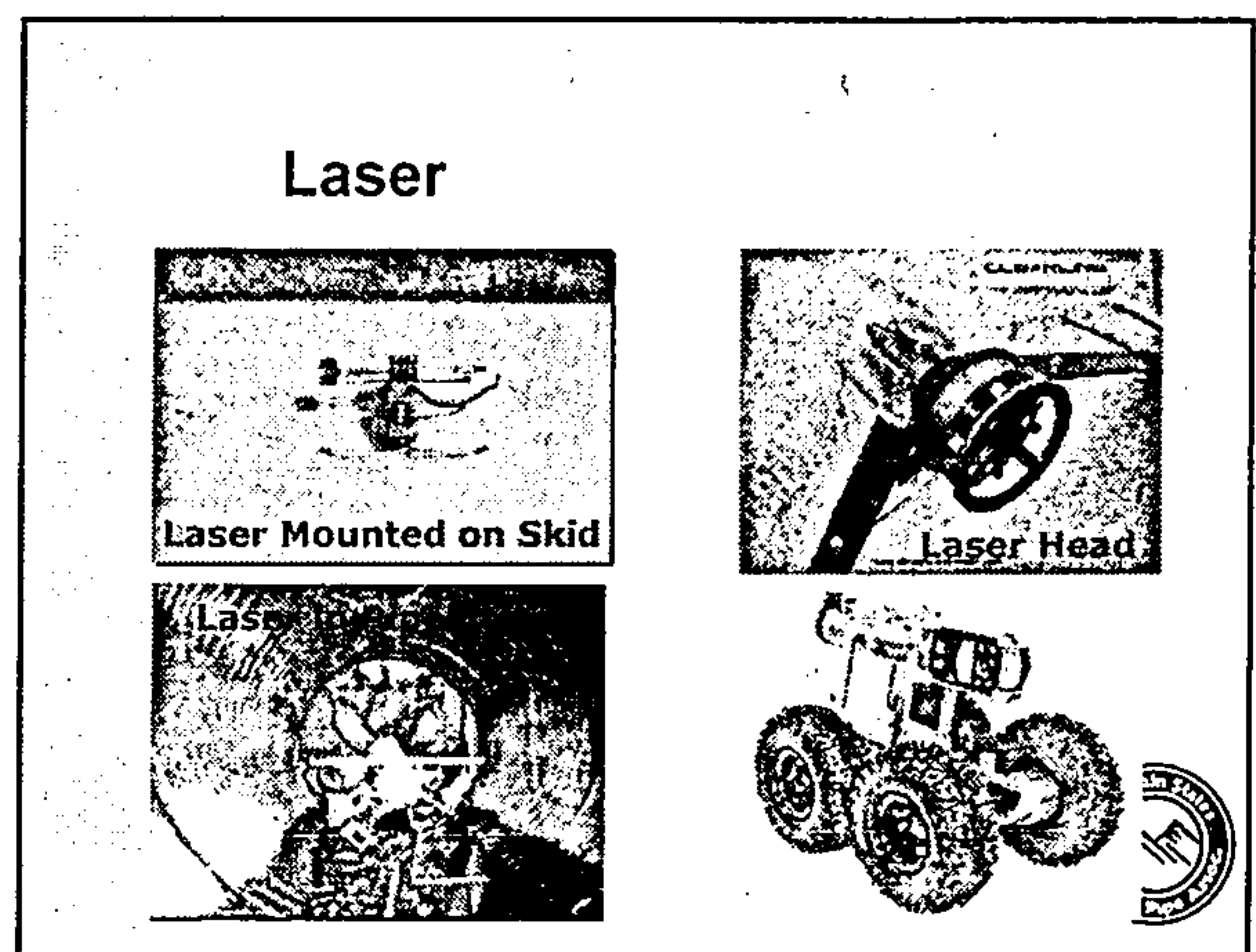
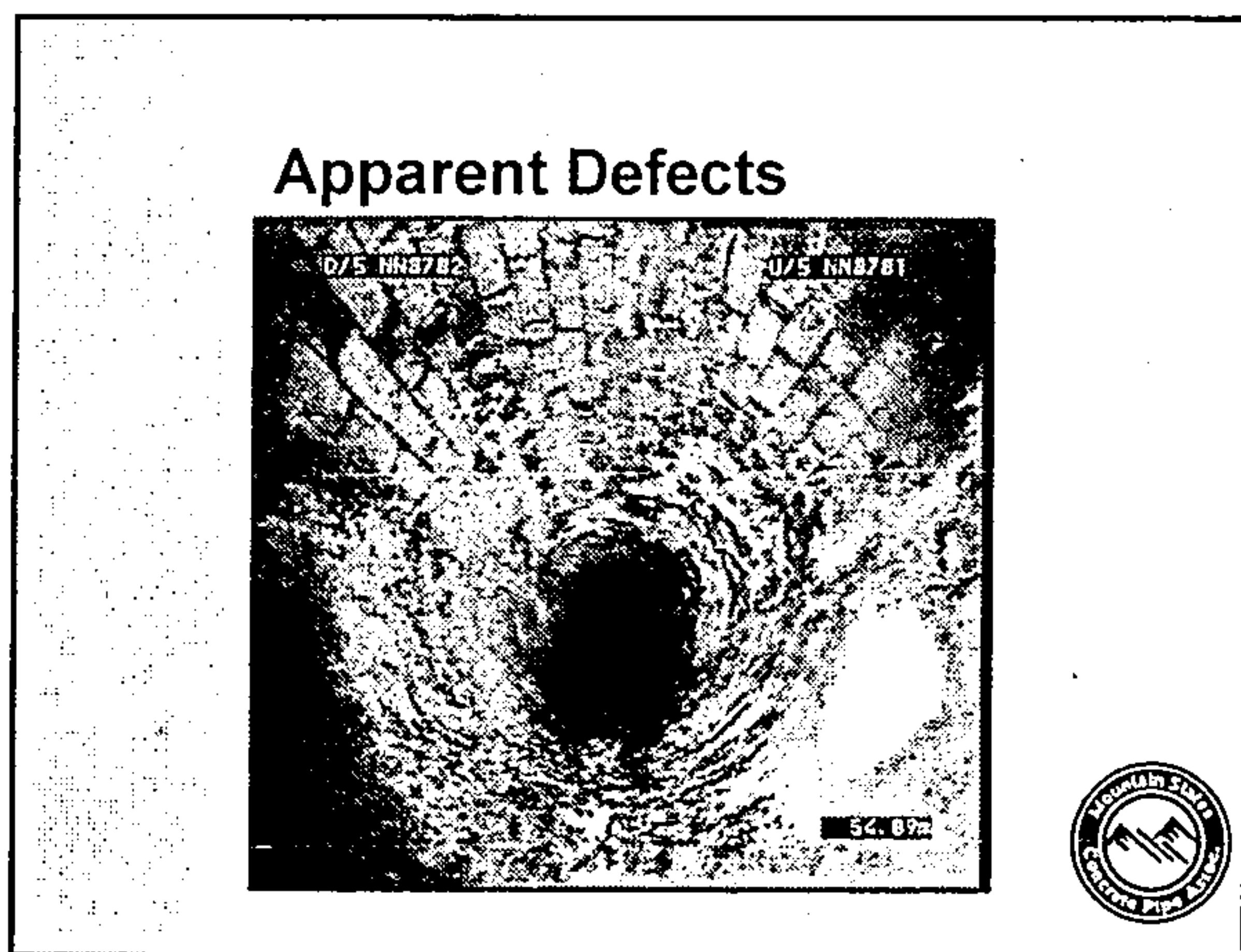
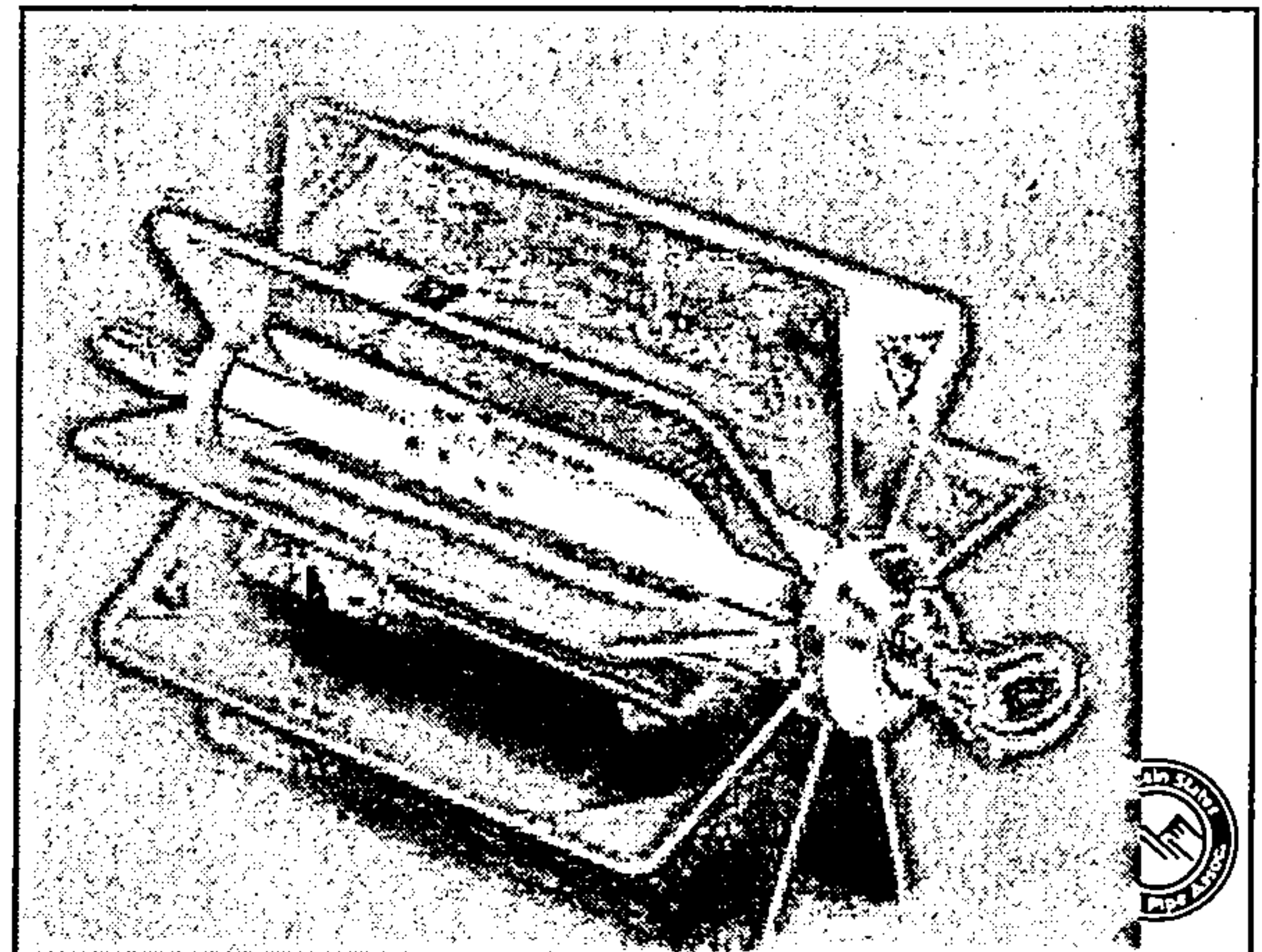
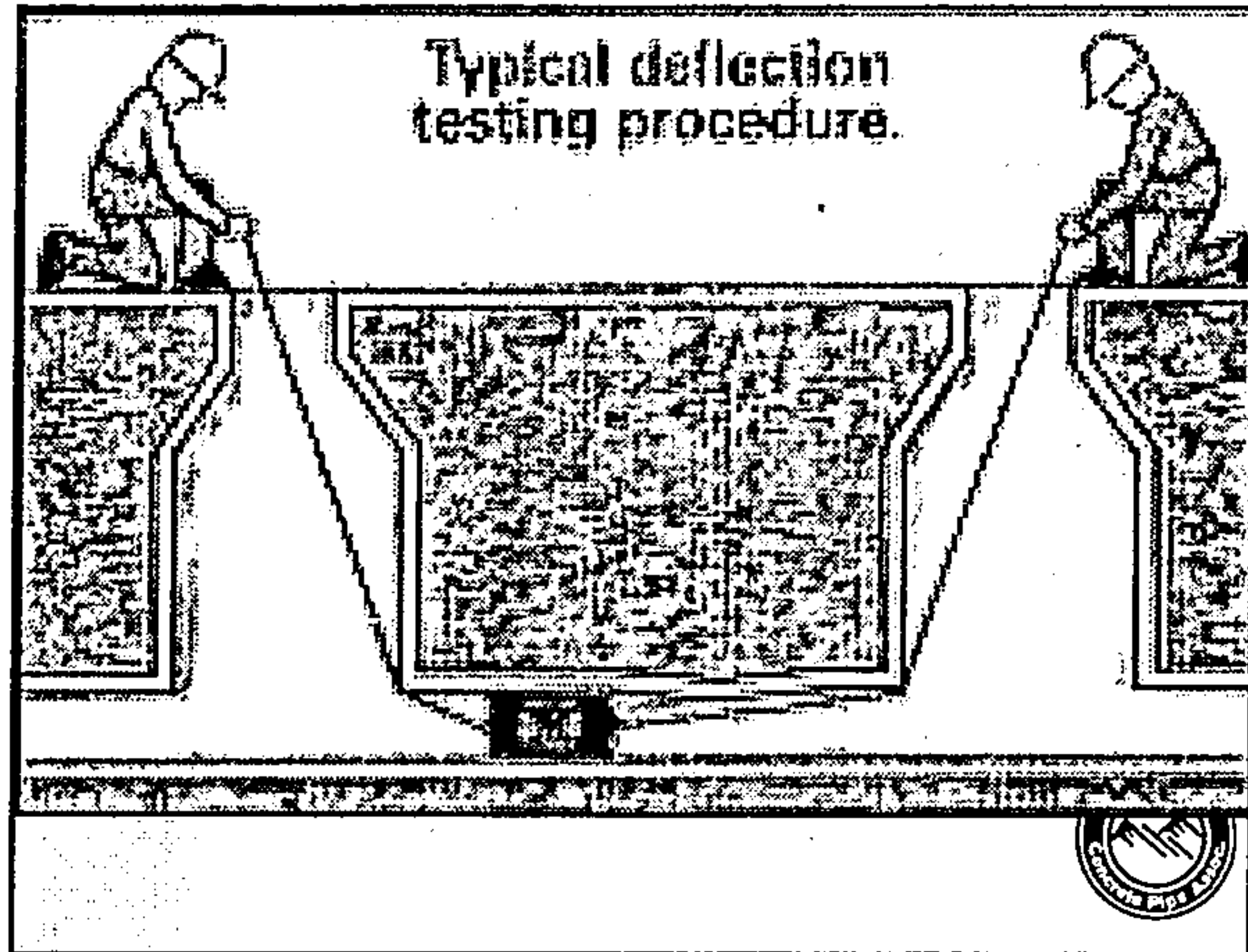
Dated: 1/19/07

By:   
Title: CEO

Dated: 1-23-07

Jimmy Das Kalos  
2009 Central NE  
87112





2005 AASHTO Bridge Committee - LRFD  
 Bridge Construction Specifications:  
 Section 30

"Soil consolidation continues with time after installation of the pipe. While 30 days will not encompass the time frame for complete consolidation of the soil surrounding the pipe, it is intended to give sufficient time to observe some of the effects that this consolidation will have."

"For locations where pipe deflection exceeds 5 percent of the inside diameter, an evaluation shall be conducted by the Contractor and submitted to the Engineer for review and approval considering the severity of the deflection, structural integrity, environmental conditions, and the design service life of the pipe. Pipe remediation or replacement shall be required for locations where the evaluation finds that the deflection could be problematic. For locations where pipe deflection exceeds 7.5 percent of the inside diameter, remediation or replacement of the pipe is required."



STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged on January 17, 2007, by Bruce J. Perlman, Ph.D., Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation.

[Signature]  
Notary Public

My Commission Expires:

1-27-2011

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on January 17, 2007, by Dennis Knox, CEO of Lovelace Sandia Health System, Inc. Lovelace Medical Center

[Signature]  
Notary Public

My Commission Expires:

3/7/09

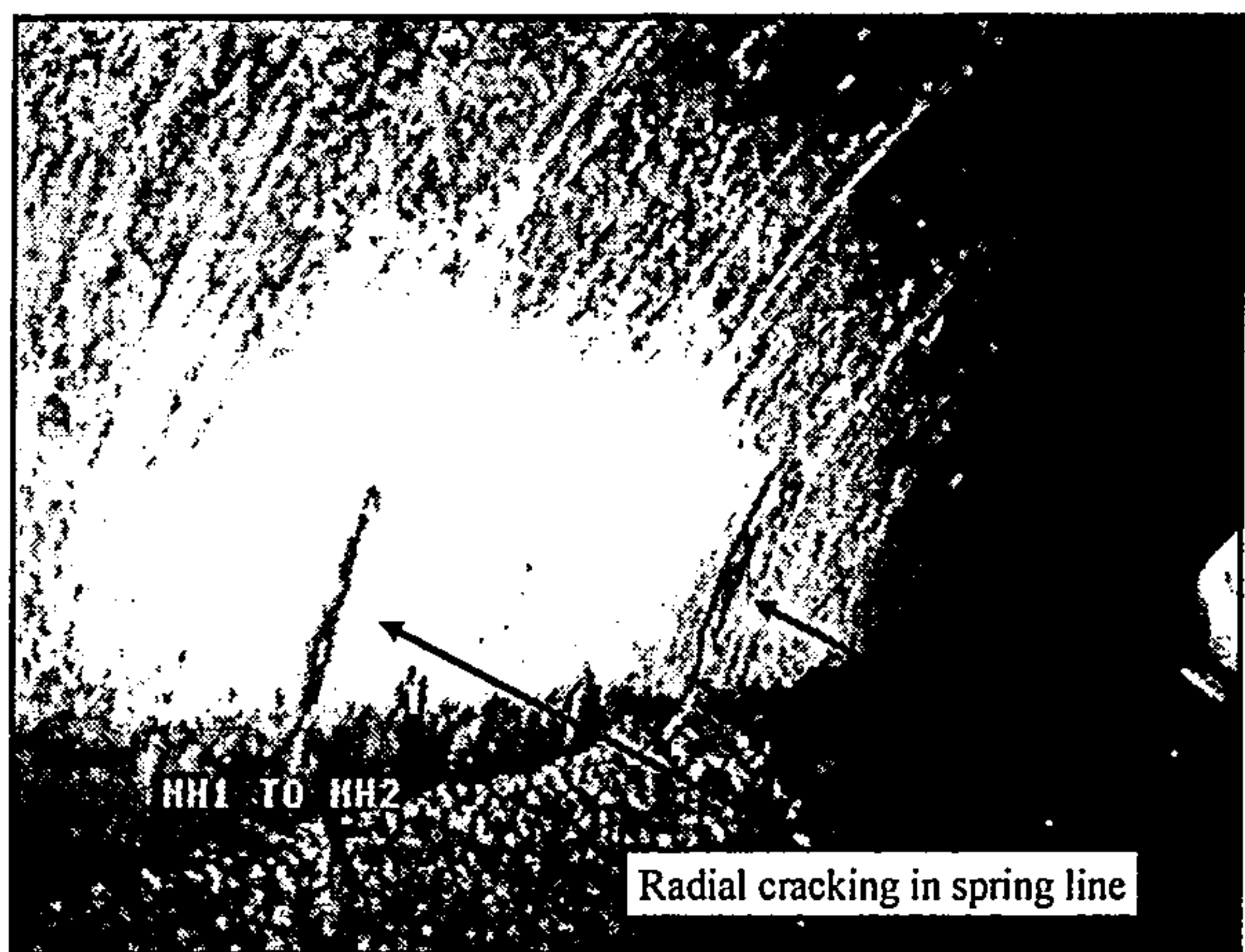
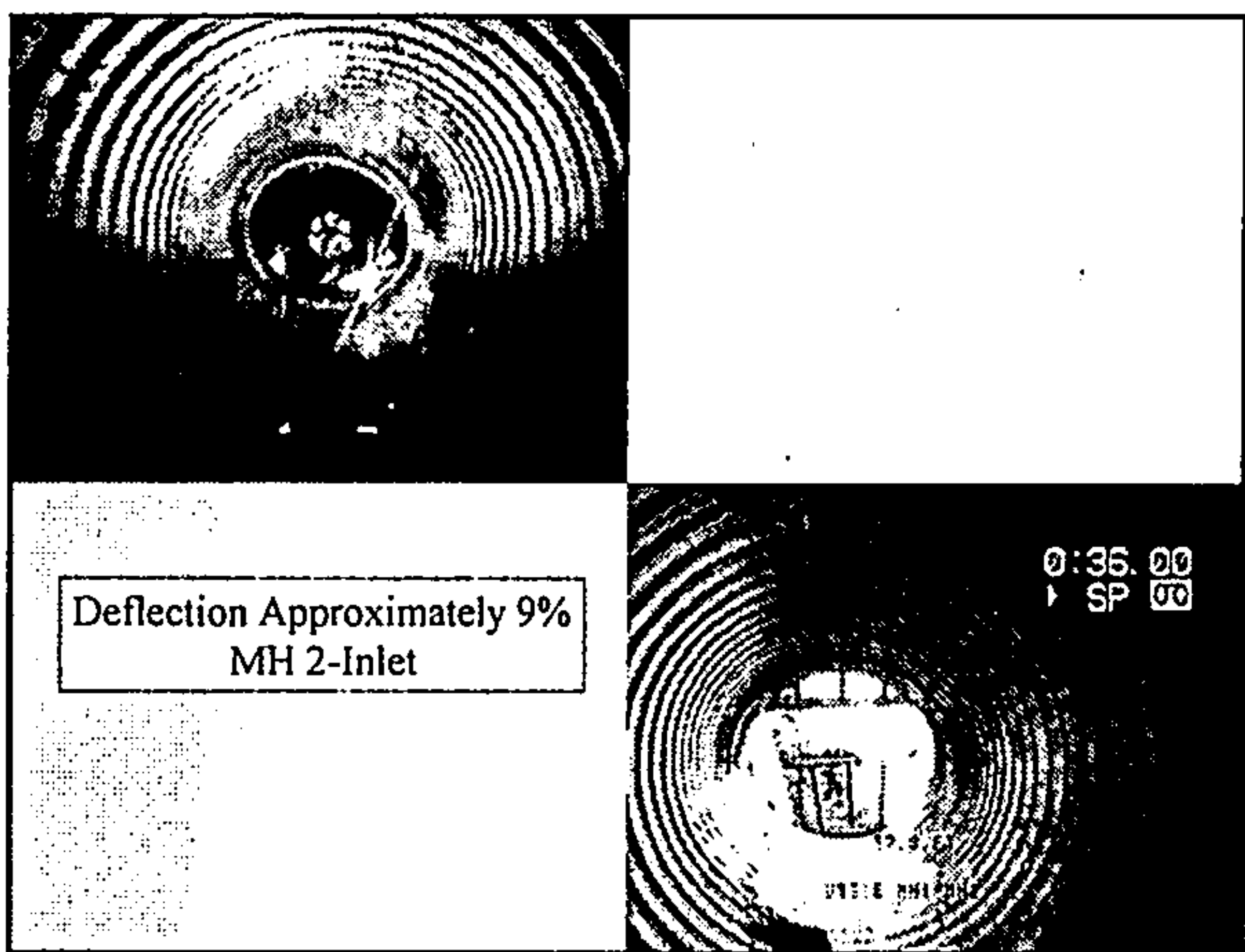
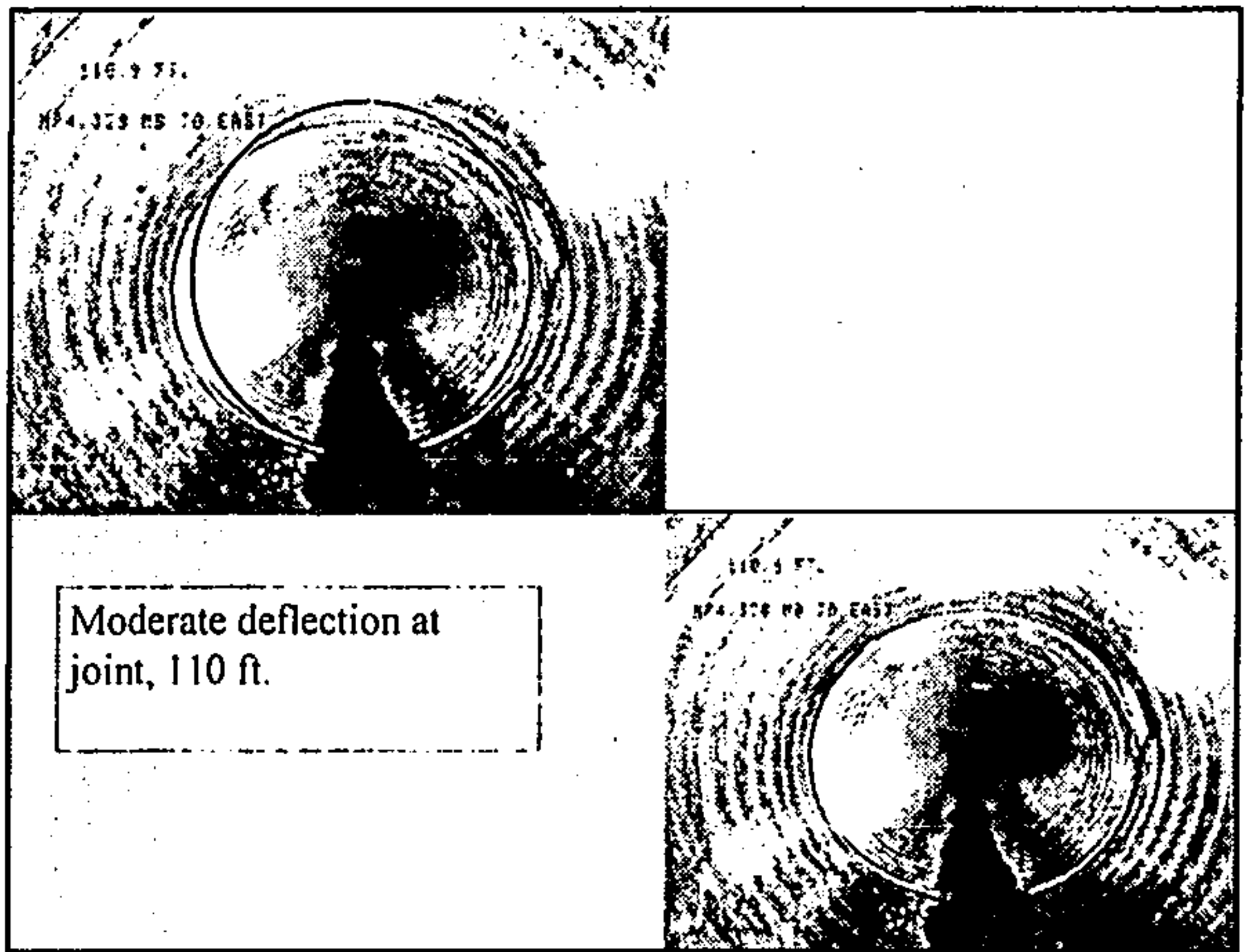
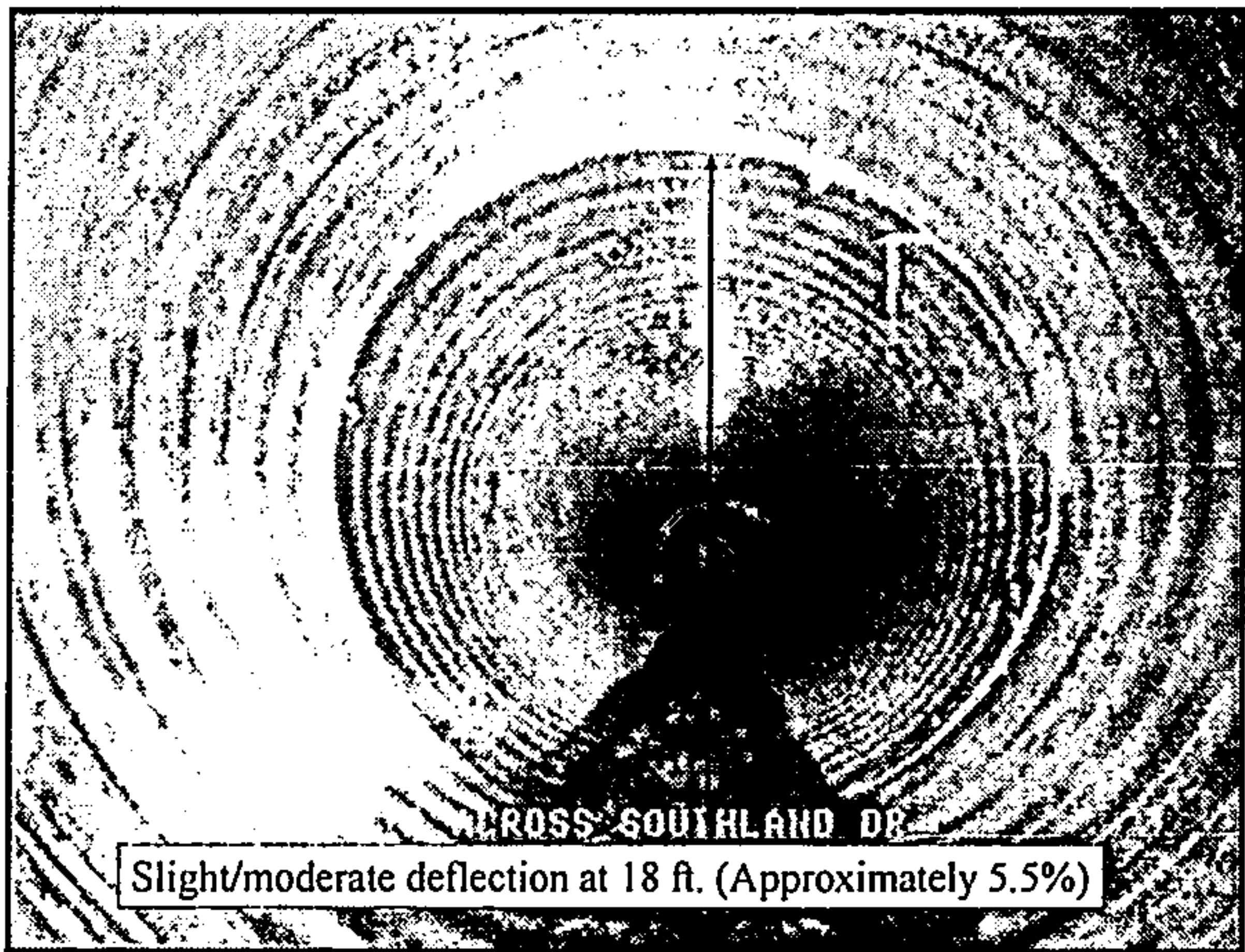
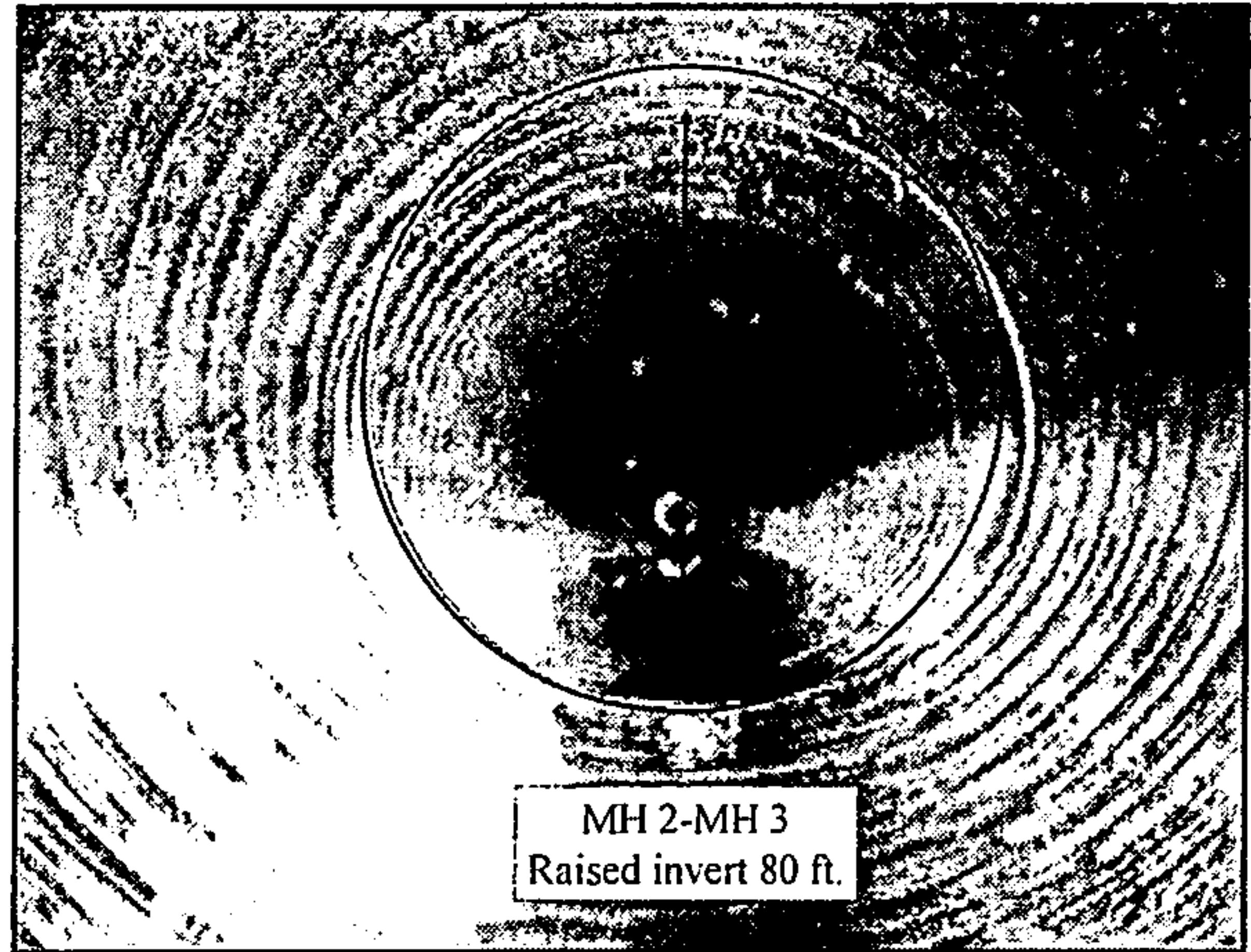
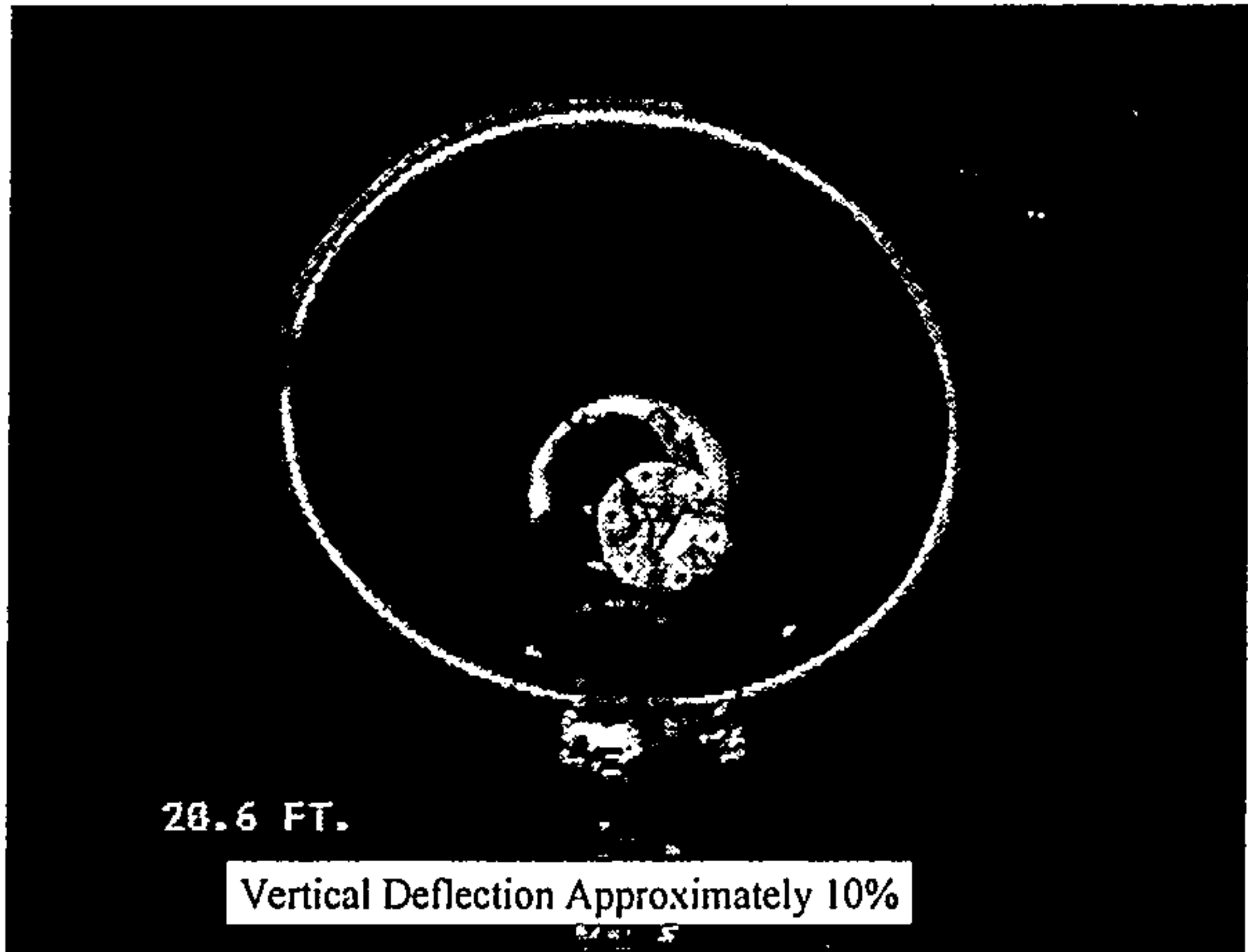
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on JAN 23, 2007, by RON STERN, LHS President & CEO of Lovelace Sandia Health System, Inc.

[Signature]  
Notary Public

My Commission Expires:

7/12/08

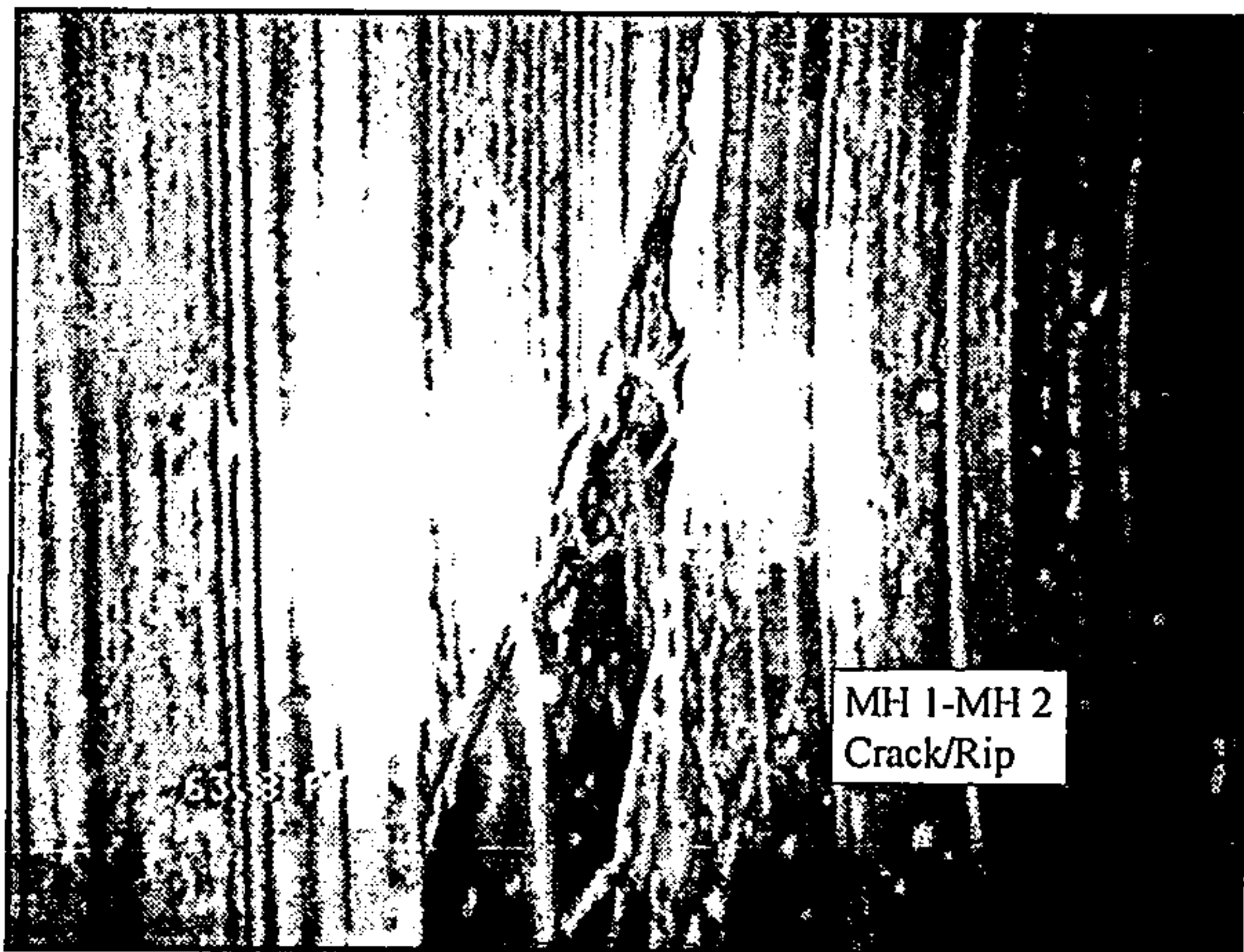
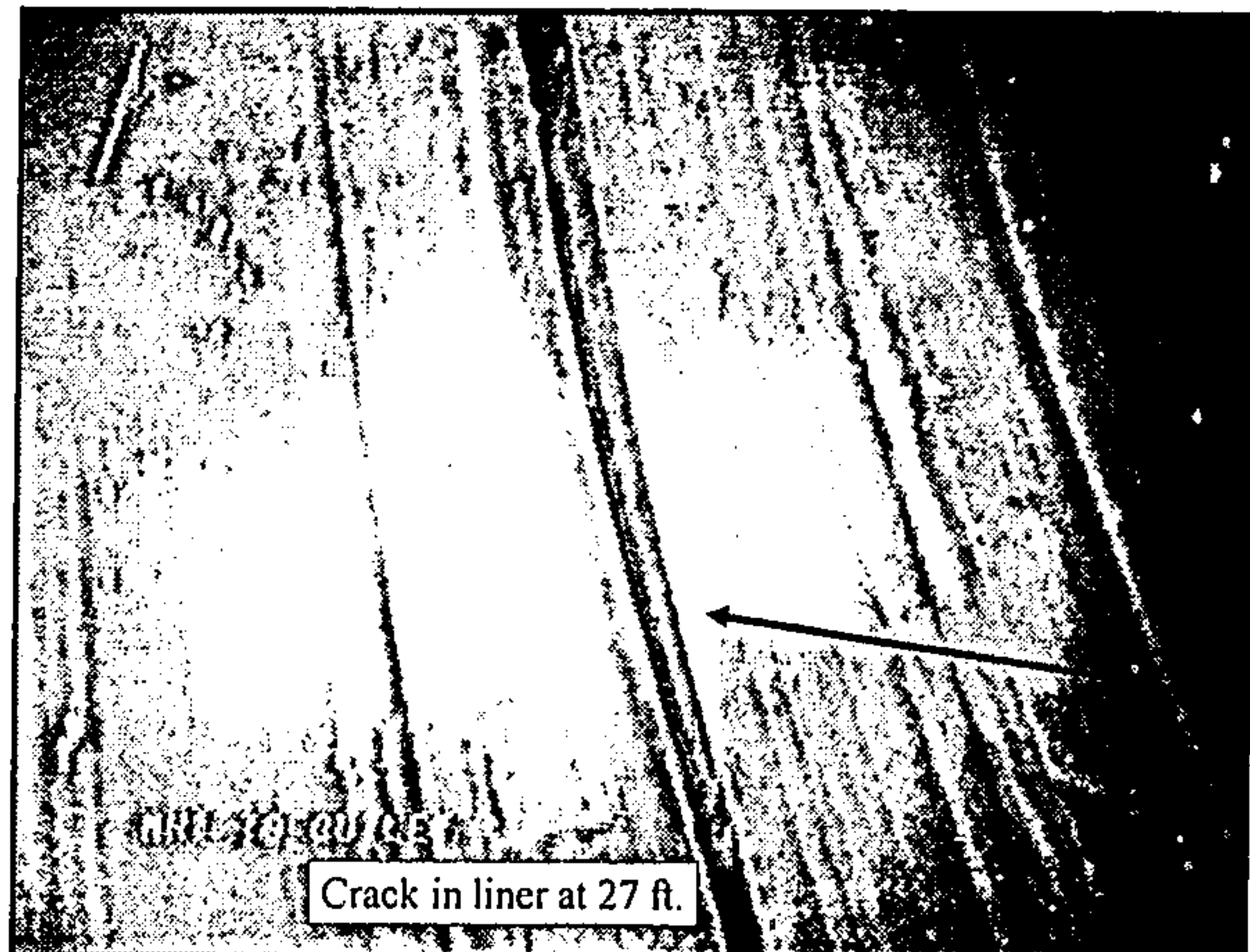
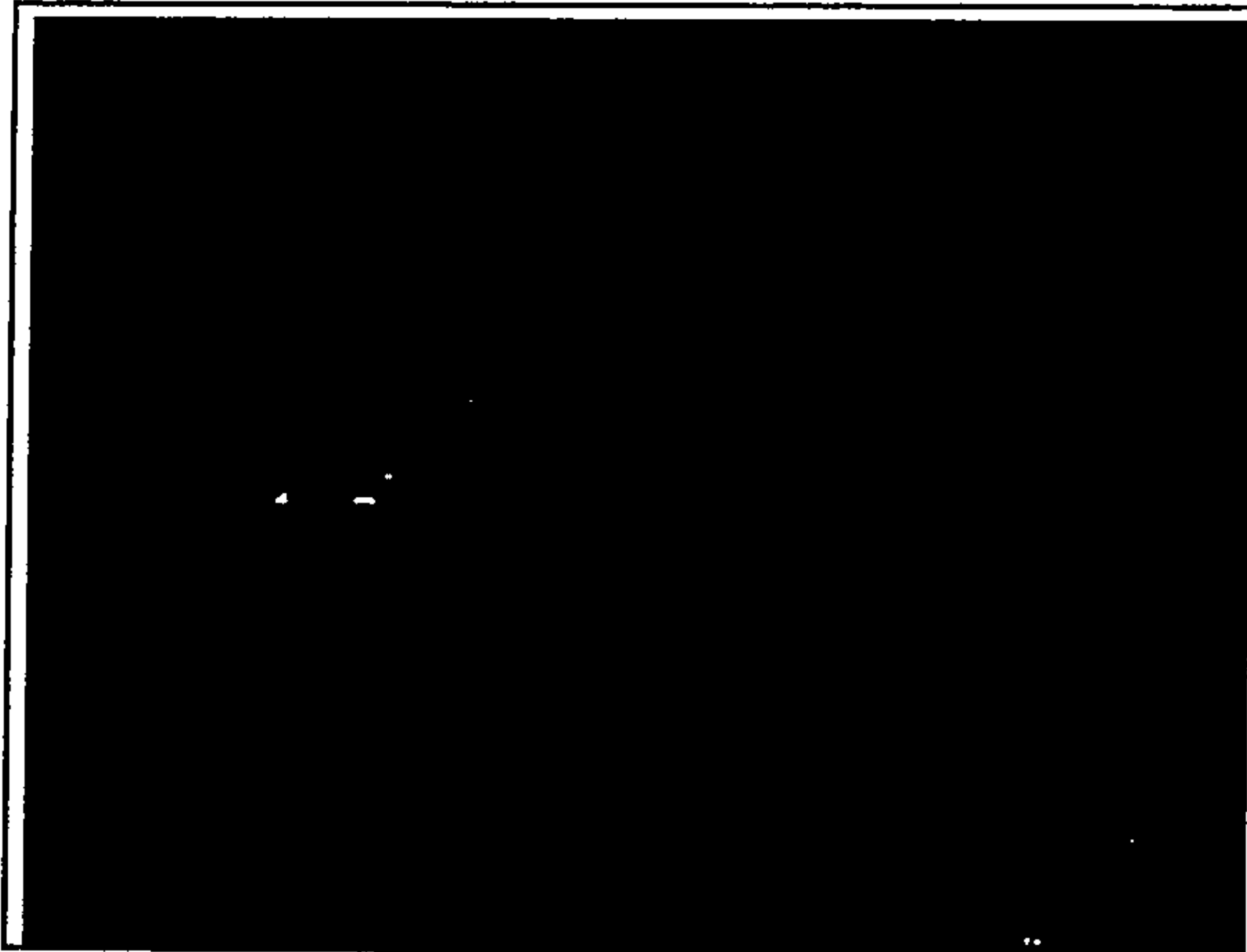


## **EXHIBIT A**

### **LOVELACE HEALTH SYSTEMS, INC.**


The public right-of-way within Ridgecrest Drive S.E. bounded on the northwest by the south right-of-way line of Gibson Boulevard S.E., bounded on the southwest by the lands of the Veterans Administration, bounded on the southeast by the east boundary line of Lot A-1-A-1 extended south at a 90° angle from the southern boundary line of said Lot, and bounded on the north by Lands of Lovelace Hospital and Lovelace Foundation.

Comprising approximately 154,832 square feet.




**Army Corps of Engineers 8/2009  
Installation Spec. Updates**

- Protect plastic pipe from direct sunlight prior to laying
- Deflection Testing to 5% for HDPE and Plastic
  - Laser Video or Mandrel
- Deflection: No sooner than 30 days and after completion of final grade
- One Year Warranty testing on leakage and deflection



**Mandrel  
Specification Language**

- 5 percent deflection over 30 days
- Long term deflection at 11 months
- Measure larger pipe by hand, every 10 feet
- Remove and replace any pipe that doesn't pass at contractors cost





**City of Albuquerque**  
**Planning Department**

Martin J. Chavez, Mayor

**Interoffice Memorandum**

January 27, 2009

**To:** Robert White, Esq., City Attorney

**From:**  Richard Dourte, PE, City Engineer

**Subject:** Permit for Surface Parking- Ridgecrest Drive SE

The permit for surface parking between the Gibson Medical Development GP, LLC (GMD) (formally known as Lovelace Health System, Inc.) expired on Dec. 31, 2008. The GMD has recently applied to vacate the portion of Ridgecrest Drive in accordance with the City Subdivision Ordinance. In the duration, the GMD desires to enter into an understanding that the previous agreement referenced above would be continued on a month to month basis until the vacation action is completed. I believe this is the prudent method to utilize with respect to this section of right-of-way and this condition.

Your consideration is appreciated.

**Concur:**

  
Richard Dineen, AIA  
Planning Director

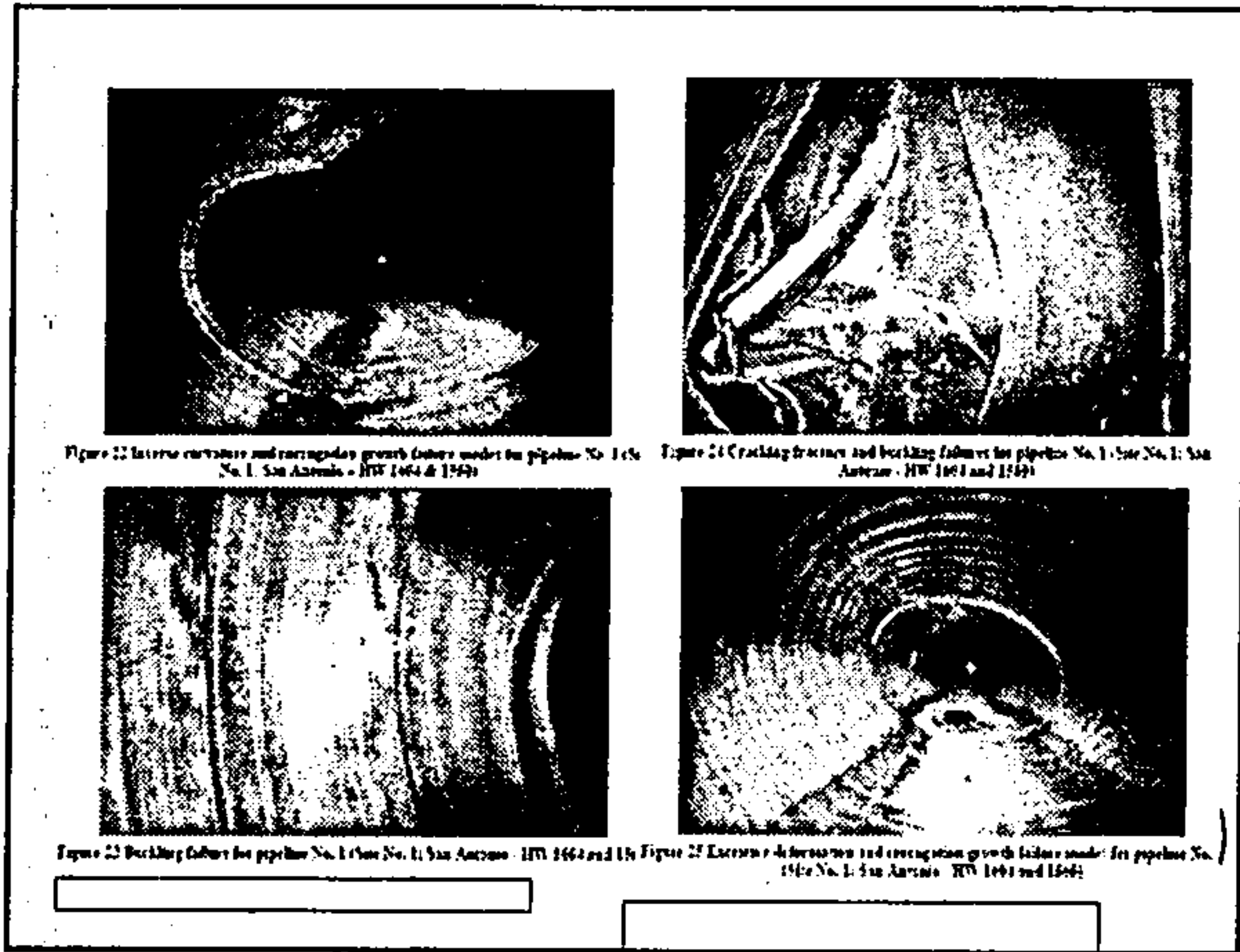
  
Date

**Approved:**

  
Robert White, Esq.  
City Attorney

  
Date

**EXHIBIT "B"**



<http://www.uta.edu/ce/aareports2.php>

# Evaluation of HDPE Pipelines Structural Performance

By

Ali Abolmaali, Ph.D., P.E.  
Associate Professor of Structural Mechanics  
Director: UT Arlington Center for Structural Engineering Research

Ardavan Motahhari, Ph.D. Research Scientist  
Jeremy Hutcheson Research Assistant

UT Arlington Center for Structural Engineering Research

July 2009

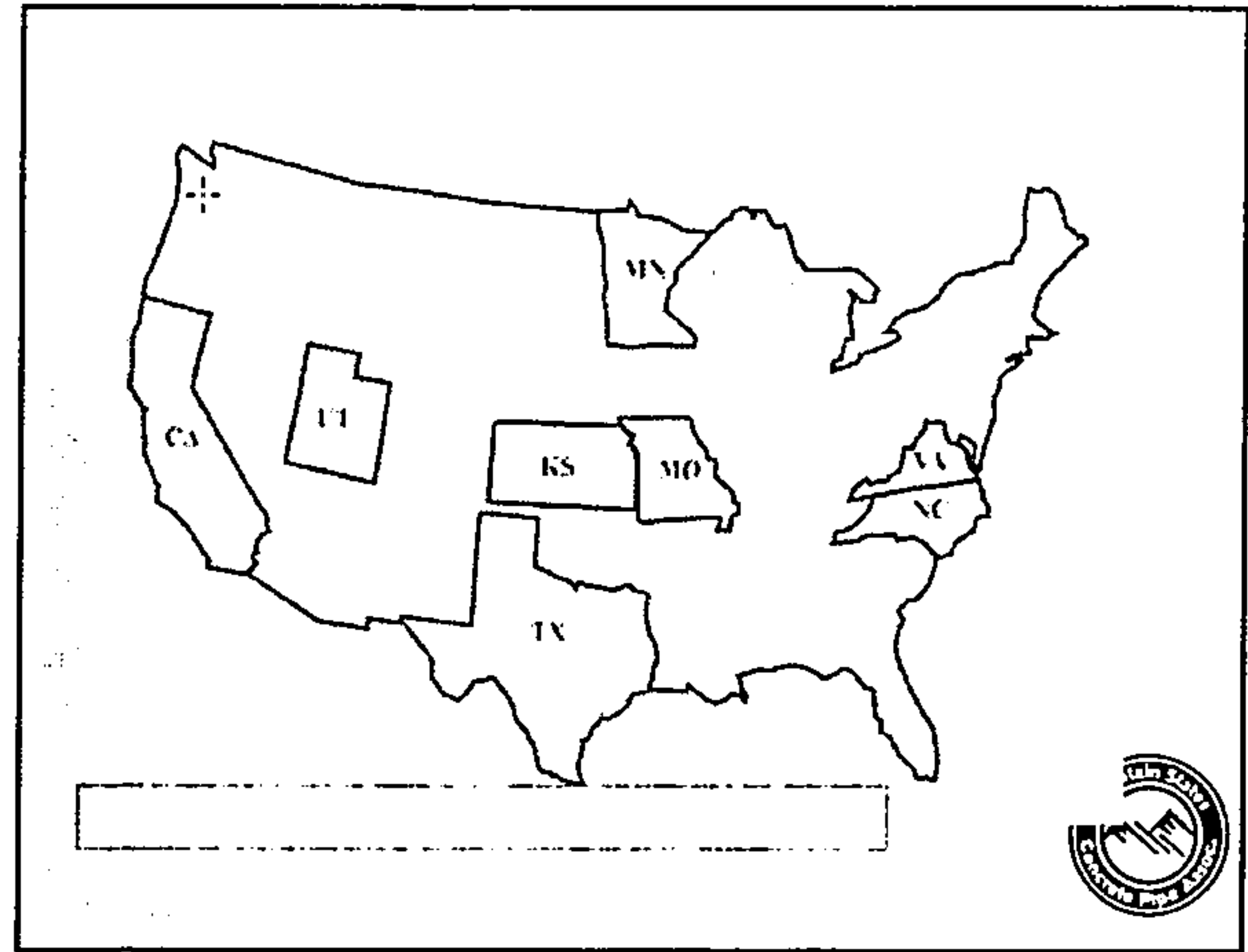
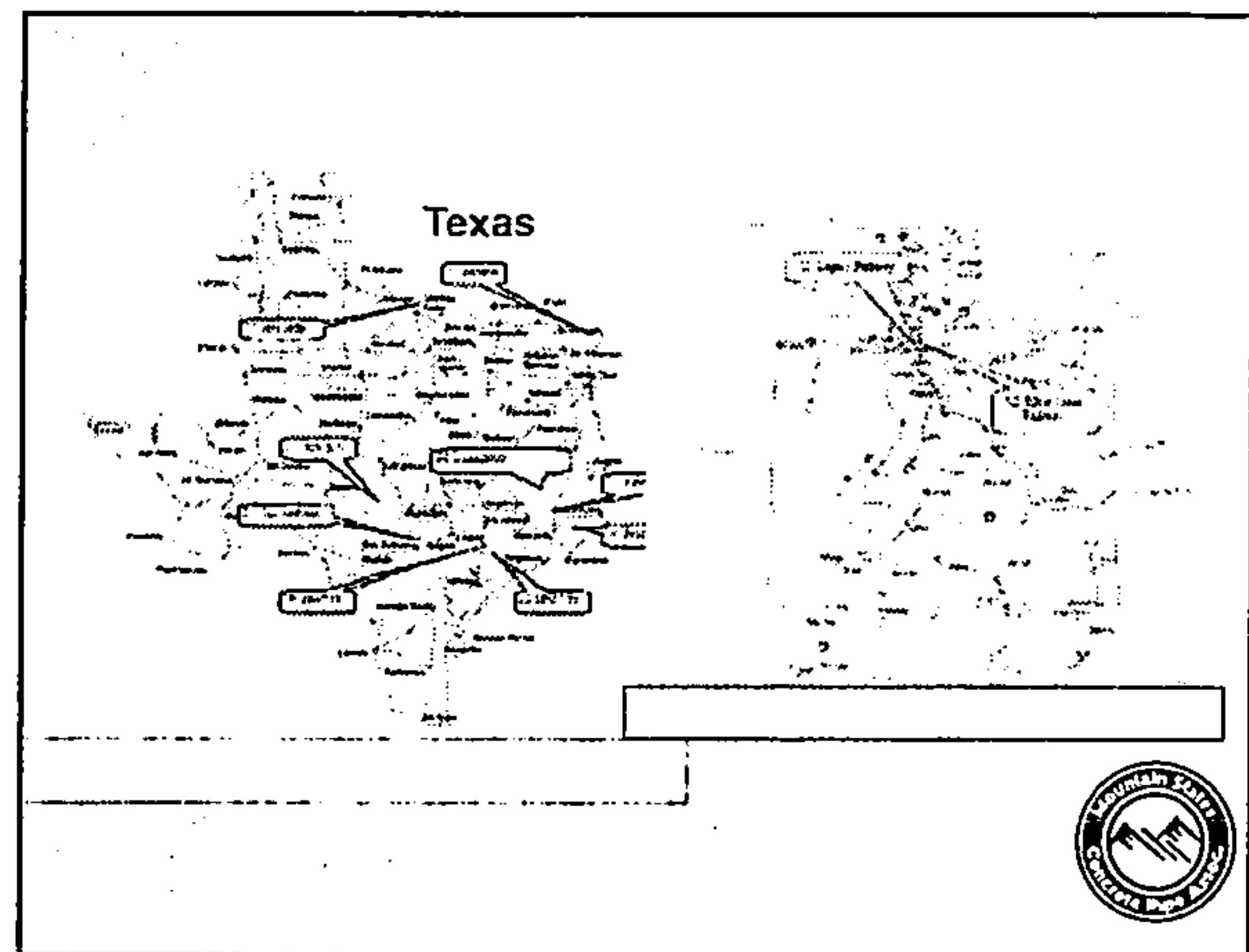
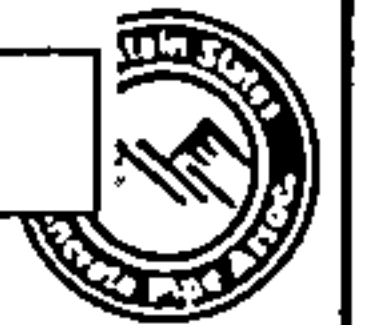
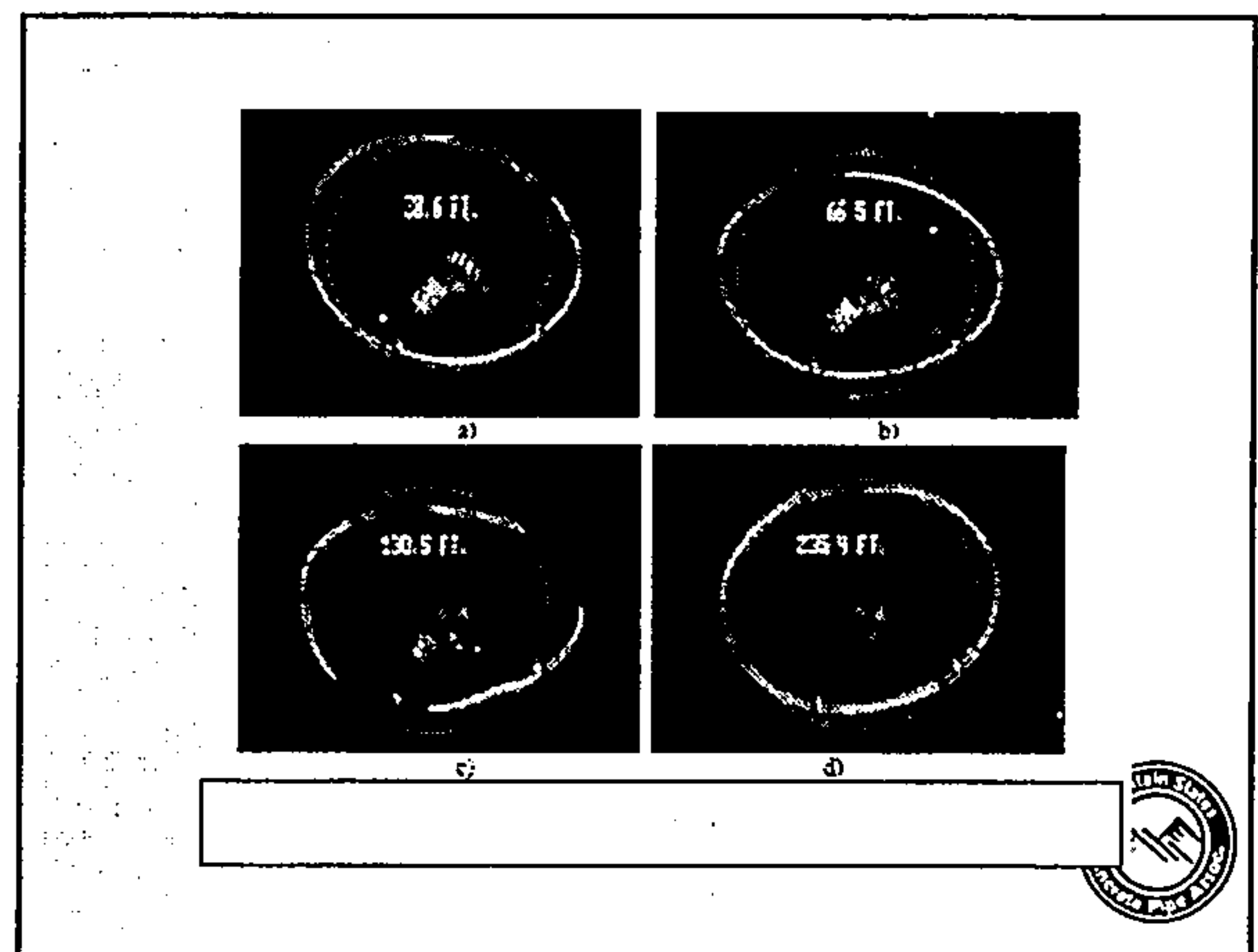
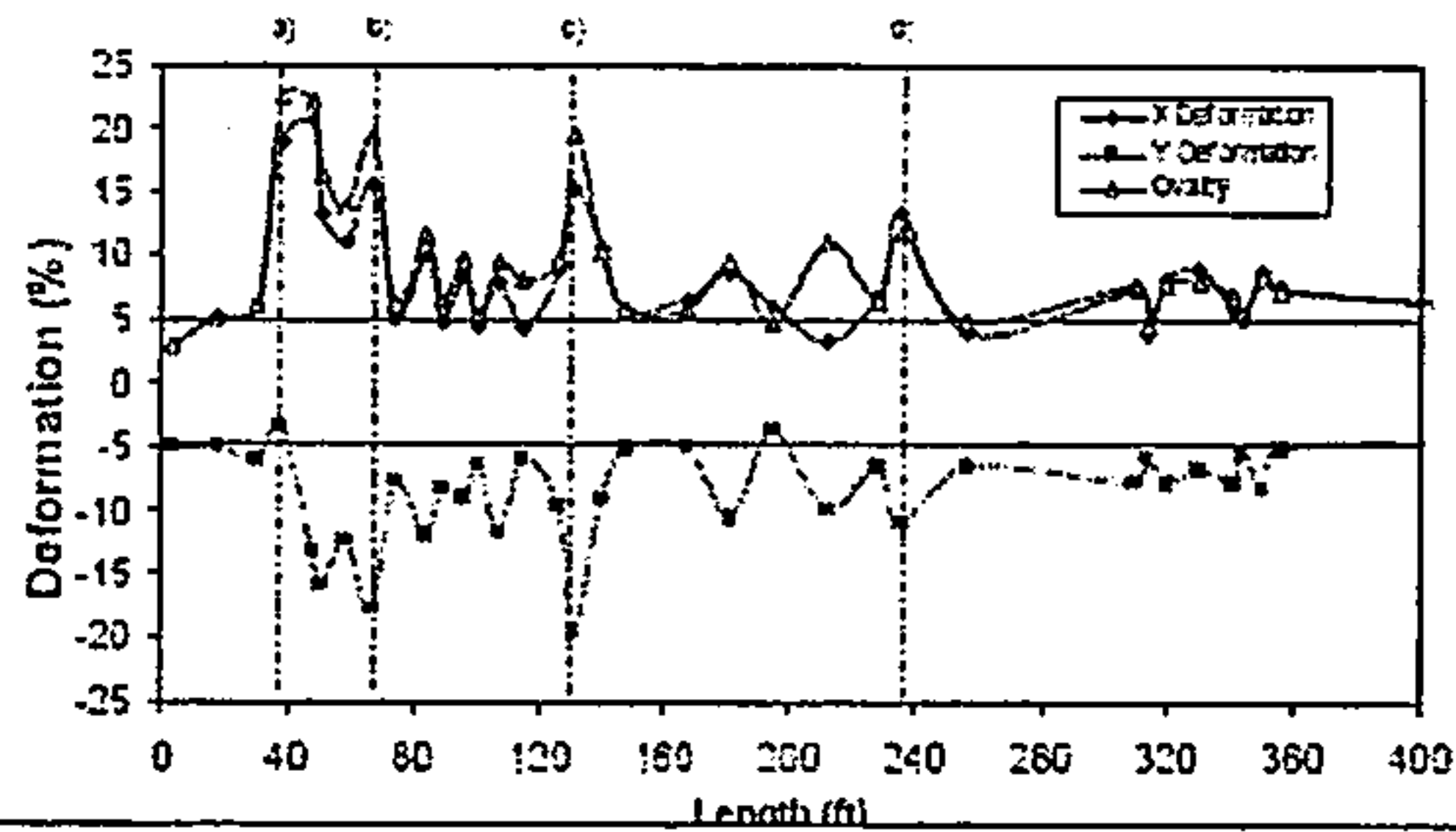


Table 2 Percentage of experienced failure modes in total and in each state

State	Excessive deformation	Cracking Fracture	Inverse Curvature	Joint Displacement	Buckling	Corrugation Growth
Texas	55%	23%	15%	27%	13%	100%
North Carolina	75%	13%	0%	73%	27%	100%
Virginia	100%	26%	11%	32%	16%	100%
Minnesota	58%	26%	0%	26%	3%	100%
Kansas	70%	50%	30%	0%	20%	100%
Missouri	69%	30%	0%	0%	0%	100%
California	56%	69%	21%	7%	3%	100%
Unk	100%	30%	40%	20%	20%	100%
Total	66%	41%	15%	23%	13%	100%



Pipeline No. 1 (Site No. 1: San Antonio - HW 1604 & 1560)







PARCEL ID: [REDACTED]

LOCATION and LEGAL DESCRIPTION:

ALBUQUERQUE NM 87120

GRANT UNIT 8 CONT 5.3266 AC

[REDACTED]  
ALBUQUERQUE NM 87120

# 2008 Property Tax Summary

**PATRICK PADILLA**  
**TREASURER**  
**BERNALILLO COUNTY**  
ONE CIVIC PLAZA NW, BASEMENT  
ALBUQUERQUE, NM

(505) 468-7031  
http://www.bernco.gov/treasurer/  
e-mail: treas@bernco.gov

Today's Date JUL-28-09 03:33 PM

MTG COMPANY

MTG COMPANY #

*Due November 10*  
*Penalty after Dec 10, 2008*

### Tax and Payment Summary

Year	Tax	Int	Pen	Fees	Paid	Due
1st half due	19,167.19	575.01	575.01	0.00	-20,317.21	0.00
2nd half due	19,167.19	0.00	0.00	0.00	-19,167.19	0.00
<b>Total Due</b>	<b>38,334.38</b>	<b>575.01</b>	<b>575.01</b>	<b>0.00</b>	<b>-39,484.40</b>	<b>0.00</b>

*May 10, 2008*

Sum of pending ONLINE payments not included above:

Fees Due:	0.00
PreTax amount:	0.00
<b>Total Due:</b>	<b>0.00</b>

*Due April 10*

**Assessor's Valuation**

Tax Year: 2008  
Assessed: 2460100  
Taxable: 819951

**EXEMPTIONS:**

HOH: 0  
VET: 0  
OTHER: 0  
Net Taxable: 819951

Dist: A1A Rate: 46.752  
Class: NR OvrClass: [ ]

Owner Type: [ ] [ ]

Tax bills are mailed November 1 of every year as required by state law. Taxes are due in two equal installments. The first half payment is due November 10 and must be paid by December 10 to avoid delinquency charges. Second half payments are due by April 10 of the following calendar year and must be made by May 10 to avoid delinquency charges.

### PAYMENT COUPON

PLEASE MAKE YOUR CHECK PAYABLE TO THE BERNALILLO COUNTY TREASURER AND MAIL TO :

BERNALILLO COUNTY TREASURER  
PATRICK J. PADILLA  
PO BOX 627  
ALBUQUERQUE, NM 87103-0627

PRINT THIS PARCEL NO. ON YOUR CHECK

[REDACTED]

DOS PIEDRAS LIMITED LIABILITY

Total Amount Due. Valid until:

0.00 AUG-10-09

*2 weeks*

AMOUNT ENCLOSED \$ \_\_\_\_\_

101 8055/3149920114

Handwritten scribbles or faint markings, possibly including the number '101'.

-

Faint handwritten text at the bottom left corner.

**1638**

### DXF Electronic Approval Form

DRB Project Case #: 1001638

Subdivision Name: LOVELACE HOSPITAL TRACT A1A1A

Surveyor: RONALD A FORSTBAUER

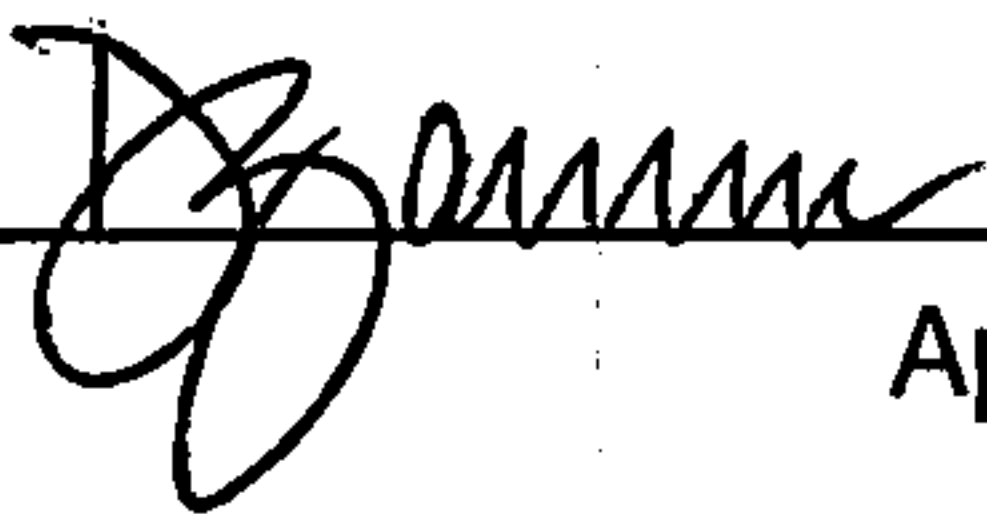
Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 12/3/2009

Hard Copy Received: 12/3/2009

Coordinate System: Ground rotated to NMSP Grid

  
Approved

12-3-2009  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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#### AGIS Use Only

Copied fc 1638 to agiscov on 12/3/2009 Contact person notified on 12/3/2009

PARCEL ID: 101805513149920114

LOCATION and LEGAL DESCRIPTION:

5400 GIBSON BLVD SE  
ALBUQUERQUE NM 87108  
TR A-1-A-1 LOVELACE HOSPITAL CONT 16.4178 AC

**2009 Property  
Tax Summary  
PATRICK PADILLA  
TREASURER  
BERNALILLO COUNTY  
ONE CIVIC PLAZA NW, BASEMENT  
ALBUQUERQUE, NM**

**(505) 468-7031**  
<http://www.bernco.gov/treasurer/>  
e-mail: [treas@bernco.gov](mailto:treas@bernco.gov)

Today's Date DEC-02-09 09:38 AM

GIBSON MEDICAL CENTER LLC

MTG COMPANY

2009 EUBANK BLVD NE  
ALBUQUERQUE NM 87112

MTG COMPANY #

**Tax and Payment Summary**

Year	Tax	Int	Pen	Fees	Paid	Due
2009	81,519.10	0.00	0.00	0.00	-40,759.55	40,759.55
1st half due	40,759.55	0.00	0.00	0.00	-40,759.55	0.00
2nd half due	40,759.55	0.00	0.00	0.00	0.00	40,759.55
<b>Total Due</b>	<b>81,519.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-40,759.55</b>	<b>40,759.55</b>

**Assessor's Valuation**

Tax Year: 2009  
Assessed: 5250000  
Taxable: 1749825

**EXEMPTIONS:**

HOH: 0  
VET: 0  
OTHER: 0  
Net Taxable: 1749825

Dist: A1A Rate: 46.587  
Class: NR OvrClass:

Owner Type:

Fees Due:	0.00
Sum of pending ONLINE payments not included above:	0.00
PreTax amount:	0.00
<b>Total Due:</b>	<b>40,759.55</b>

Tax bills are mailed November 1 of every year as required by state law. Taxes are due in two equal installments. The first half payment is due November 10 and must be paid by December 10 to avoid delinquency charges. Second half payments are due by April 10 of the following calendar year and must be made by May 10 to avoid delinquency charges.

**PAYMENT COUPON**

PLEASE MAKE YOUR CHECK PAYABLE TO THE BERNALILLO COUNTY TREASURER AND MAIL TO :

**BERNALILLO COUNTY TREASURER  
PATRICK J. PADILLA  
PO BOX 627  
ALBUQUERQUE, NM 87103-0627**

PRINT THIS PARCEL NO. ON YOUR CHECK

101805513149920114

GIBSON MEDICAL CENTER LLC

Total Amount Due:

Valid until:

**40,759.55**

**DEC-10-09**

AMOUNT ENCLOSED \$ \_\_\_\_\_

4116 Lomas Boulevard NE  
Albuquerque, NM 87110  
Phone: 505-268-2112 Fax: 505-268-2032  
FORSTSURV@aol.com

Forstbauer  
Surveying, LLC

# Letter of Transmittal

**To:** Gibson Medical Center LLC  
c/o Jim McClintic

**From:** Terese Forstbauer

---

**Delivery:** Hand deliver

**Pages:** This one and original mylar (3 pages)

**Method:**

---

**Phone:**

**Date:** November 30, 2009

---

**Re:** Replat

**CC:**

---

**Urgent**     **For Signature**     **Please Comment**     **Please Reply**     **Per Your Request**

---

● **Comments:**

I enclose the replat for signature by the Managing Member and notary acknowledgement. Please be sure that everyone, including the Notary, uses black ink. Please do not roll the replat until all ink is dry. If the Notary has a clamp seal, please ask that it be affixed on the right side of the plat opposite the acknowledgement but not obscuring any other writing (or space for signatures). The clamp should be applied strongly to make certain that the plat is embossed.

After the owner's signature please return the plat to me so that we may obtain the City Surveyor's signature.

Before Planning signs the plat you will also need to obtain Real Property's signature (and take care of any necessary financial arrangements). Please let me know if there is any way I can help you with this.

Thank you.

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# BERNALILLO COUNTY

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- Search by**
  - Situs Address
  - Parcel ID
- Assessment Records**
  - Current Ownership Data
  - Notice of Values
  - Map
- Treasurer Records**
  - Tax Bill
  - Property Tax Calculator
  - Tax & Payment History --> Pay Online
- Search Manager**
  - ↩ Previous
  - ➔ Next
  - Return to list
- Page Options**
  - Print this page
  - E-mail link to this page
- Portfolio**
  - ★ Add to Portfolio
  - Portfolio Manager

## Tax & Payment History

Tax and Payment History for 101805513149920114							
YEAR	NET_TAXABLE	TAX	INTEREST	PENALTY	FEES	PAID	AMOUNT_DUE
2000	0	0.00	0.00	0.00	0.00	0.00	0.00
2001	0	0.00	0.00	0.00	0.00	0.00	0.00
2002	0	0.00	0.00	0.00	0.00	0.00	0.00
2003	0	0.00	0.00	0.00	0.00	0.00	0.00
2004	0	0.00	0.00	0.00	0.00	0.00	0.00
2005	0	0.00	0.00	0.00	0.00	0.00	0.00
2006	0	0.00	0.00	0.00	0.00	0.00	0.00
2007	0	0.00	0.00	0.00	0.00	0.00	0.00
2008	1,749,825	81,807.82	0.00	0.00	0.00	-81,807.82	0.00
2009	1,749,825	81,519.10	0.00	0.00	0.00	-40,759.55	40,759.55

Summary of Taxes Due 1st Half Delinquent after Dec 10th	Payment information Current as of 11/29/2009 7:10:31 AM	Amount Due Valid until 12/10/2009
<b>1st half due</b>	40,759.55	0.00
<b>2nd half due</b>	40,759.55	0.00
<b>Total Due</b>	81,519.10	0.00

**To get Current Pay online Now!**  
**Note!! All payments will be applied to Penalty and Interest First then the Oldest Tax Bill**

1st half due \$0.00

**CONTACT THE BERNALILLO COUNTY TREASURER AT 505-468-7031 FOR CURRENT TAX AMOUNTS IF PAYMENTS ARE MADE AFTER THE "Valid until" DATE**

[New Site Search](#) | [New Parcel Search](#) | [Search Results](#) | [Portfolio](#) | [Bernalillo Main Page](#)

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4116 Lomas Boulevard NE  
Albuquerque, NM 87110  
Phone: 505-268-2112 Fax: 505-268-2032  
FORSTSURV@aol.com

Forstbauer  
Surveying, LLC

# Letter of Transmittal

**To:** Richard Dourte, PE  
City Engineer  
City of Albuquerque

**From:** Terese Forstbauer

---

**Delivery:** Hand Deliver

**Pages:** This one and 6 copies of proposed replat

**Method:**

---

**Phone:**

**Date:** October 27, 2009

---

**Re:** Gibson Medical Vacation / Consolidation  
Replat (Proposed Tract A-1-A-1-A,  
Lovelace Hospital)

**Copy:**

---

**Urgent**  **For Distribution**  **Please Comment**  **Please Reply**  **Per Request**

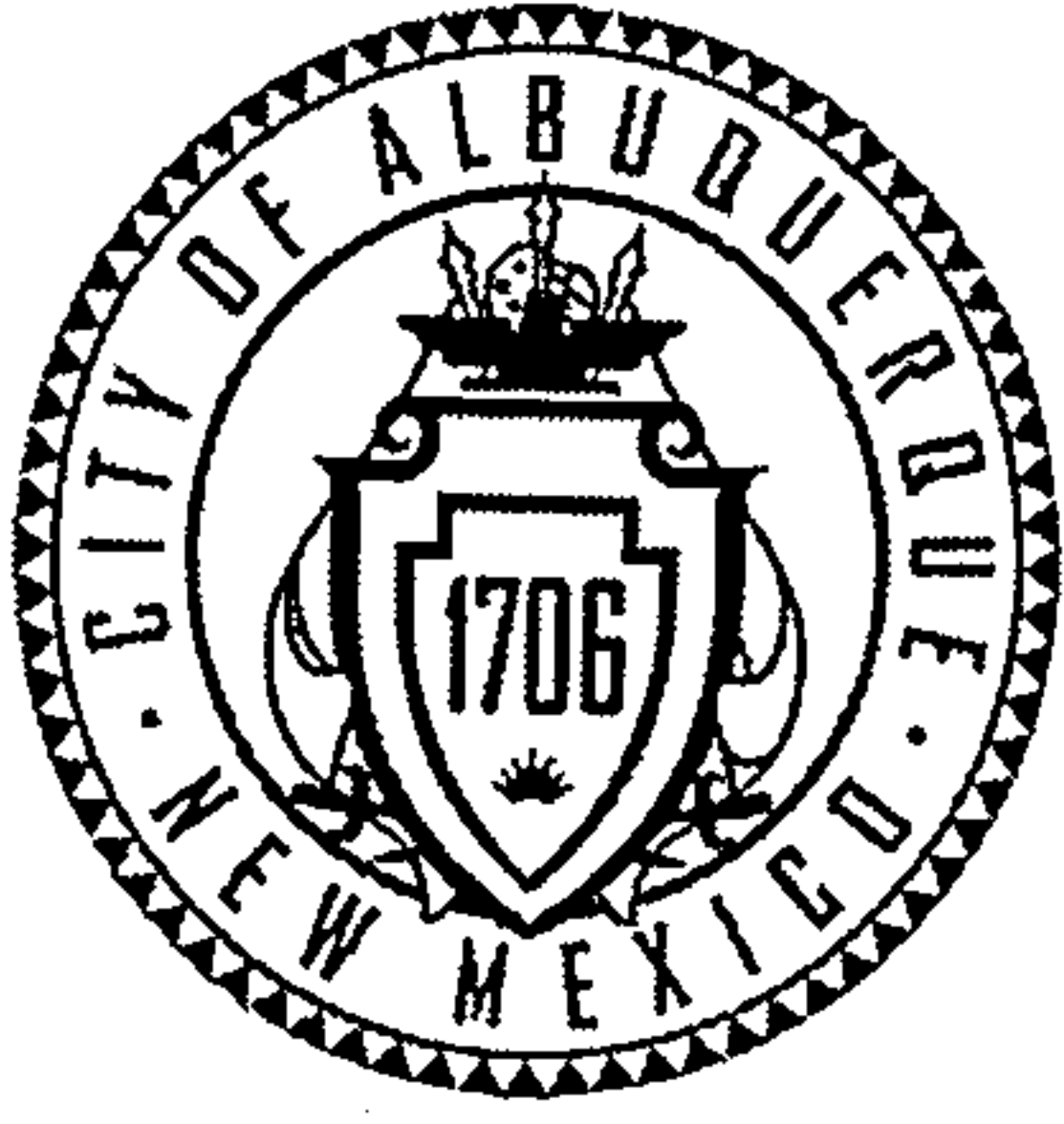
---

● **Comments:**

Attached are 6 copies of the proposed replat. Please let me know if DRB members require any changes.  
Thank you for your help with this project.

P & F \$ 235.<sup>00</sup>

FILING  
FEE \$ 17.<sup>00</sup>



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

**Planning Department**

Richard J. Berry, Mayor

Deborah Stover, Director

**Interoffice Memorandum**

December 19, 2009

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s): 1001638**

**Case Number(s):**

**Agent: Forstbauer Surveying**

**Applicant: Gibson Medical Center LLC**

**Legal Description: Tract A1A1, Lovelace Hospital**

**Zoning: SU-1 for Hospital and Related Facilities**

**Acreage: 20.42 acres**

**Zone Atlas Page: M-18**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:  
DISCOVERY:**

**SUPPORTING DOCUMENTATION:  
SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>Z</b></p> <p><b>P</b></p> <p><b>L A</b></p> <p><b>D</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	---	--

Submitted  
7/17/06

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: KEVIN GEORGES & ASSOCIATES PHONE: 255-4675  
 ADDRESS: 214 TRUMAN ST. NE, SUITE 350 FAX: 255-9943  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): ALBUQUERQUE SURVEYING CO. INC. PHONE: 884-2086  
 ADDRESS: 2119 MENAUL BLVD. NE FAX: 884-3796  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: AGI@SWCP.COM

DESCRIPTION OF REQUEST: SKETCH PLAN REVIEW & COMMENT

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TRACT A-1-A-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LOVELACE HOSPITAL  
 Current Zoning: SU-1 HOSPITAL & REL. FAC. Proposed zoning: SAME  
 Zone Atlas page(s): M-18 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 16.4179 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101805504151520102, 101805513149920114 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF SAN MATEO  
 Between: GILBSON and RIDGECREST

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.): \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: \_\_\_\_\_

SIGNATURE Judi King DATE 7/15/05  
 (Print) JUDI KING Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #'s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #'s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB-01110</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>07/20/05</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>P(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 0.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 0.00</u></p>
--	---	---	---	---

Sandy Handley 07/07/05 Project # 1001638

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

##  
##  
##

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Judi Kinzy  
Judi Kinzy

Applicant name (print)  
7/7/05  
Applicant signature / date

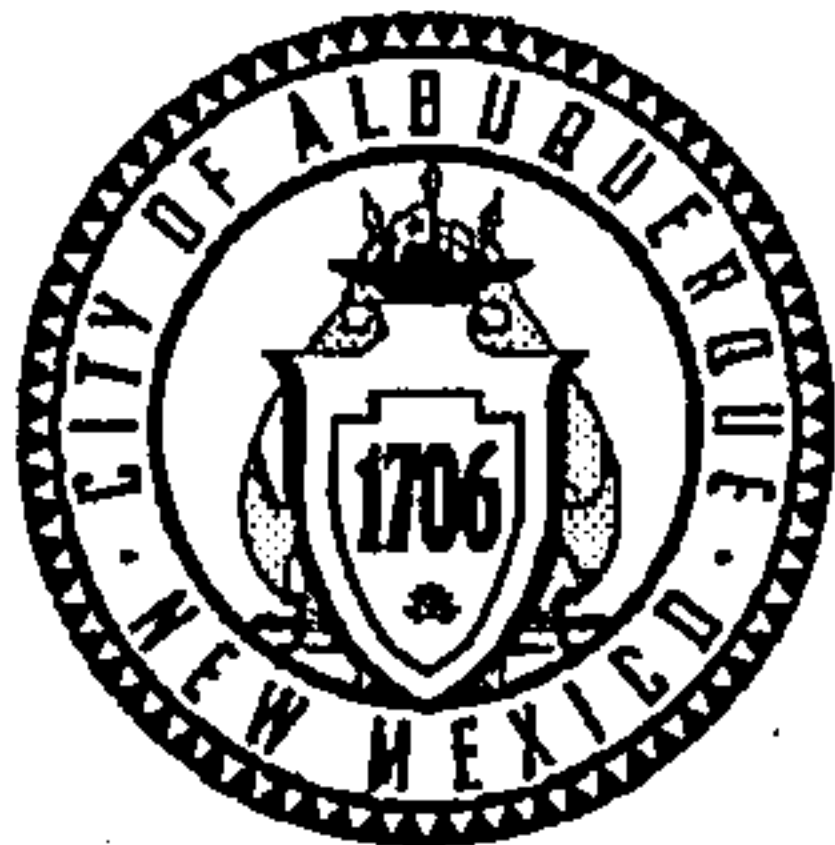
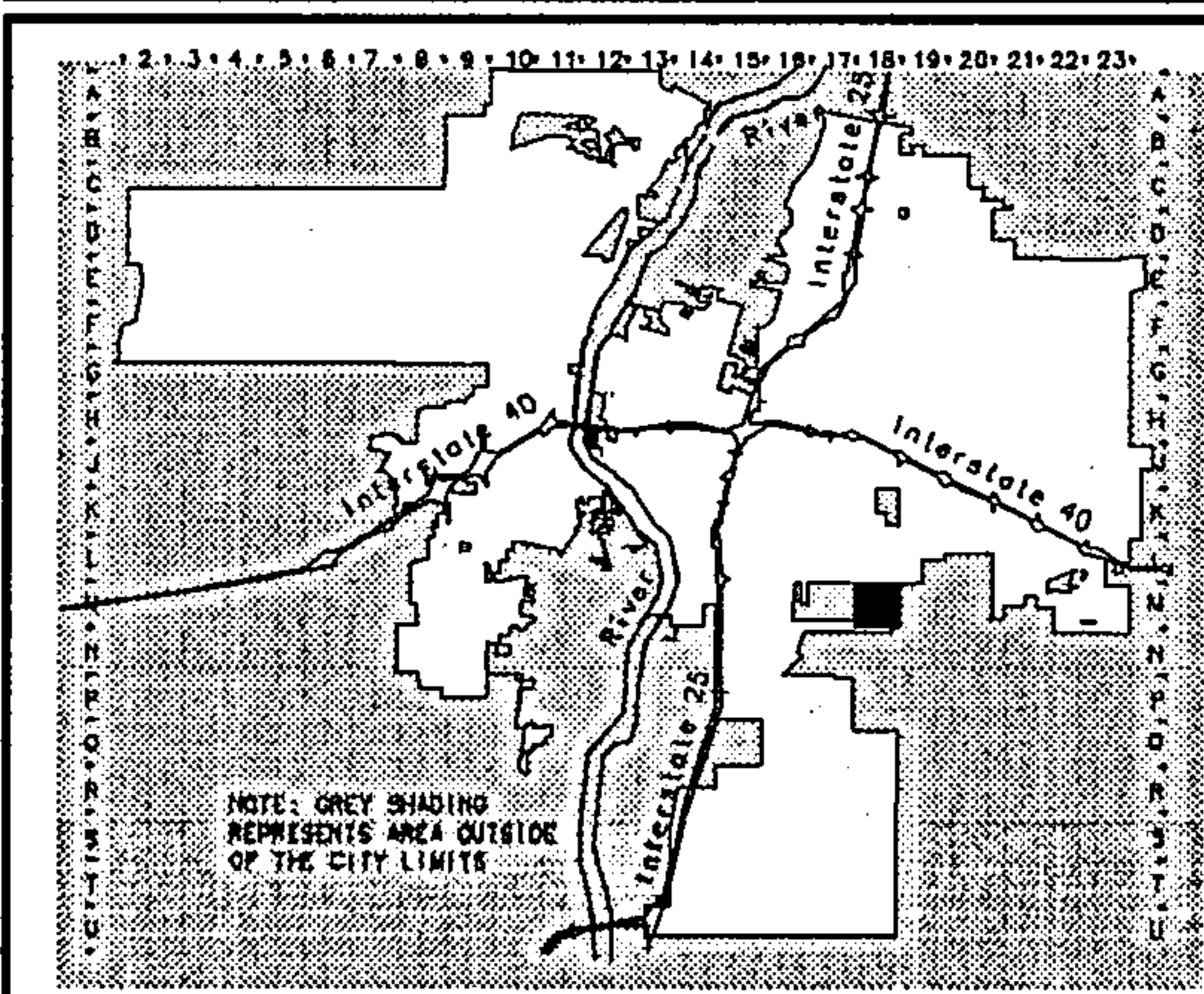
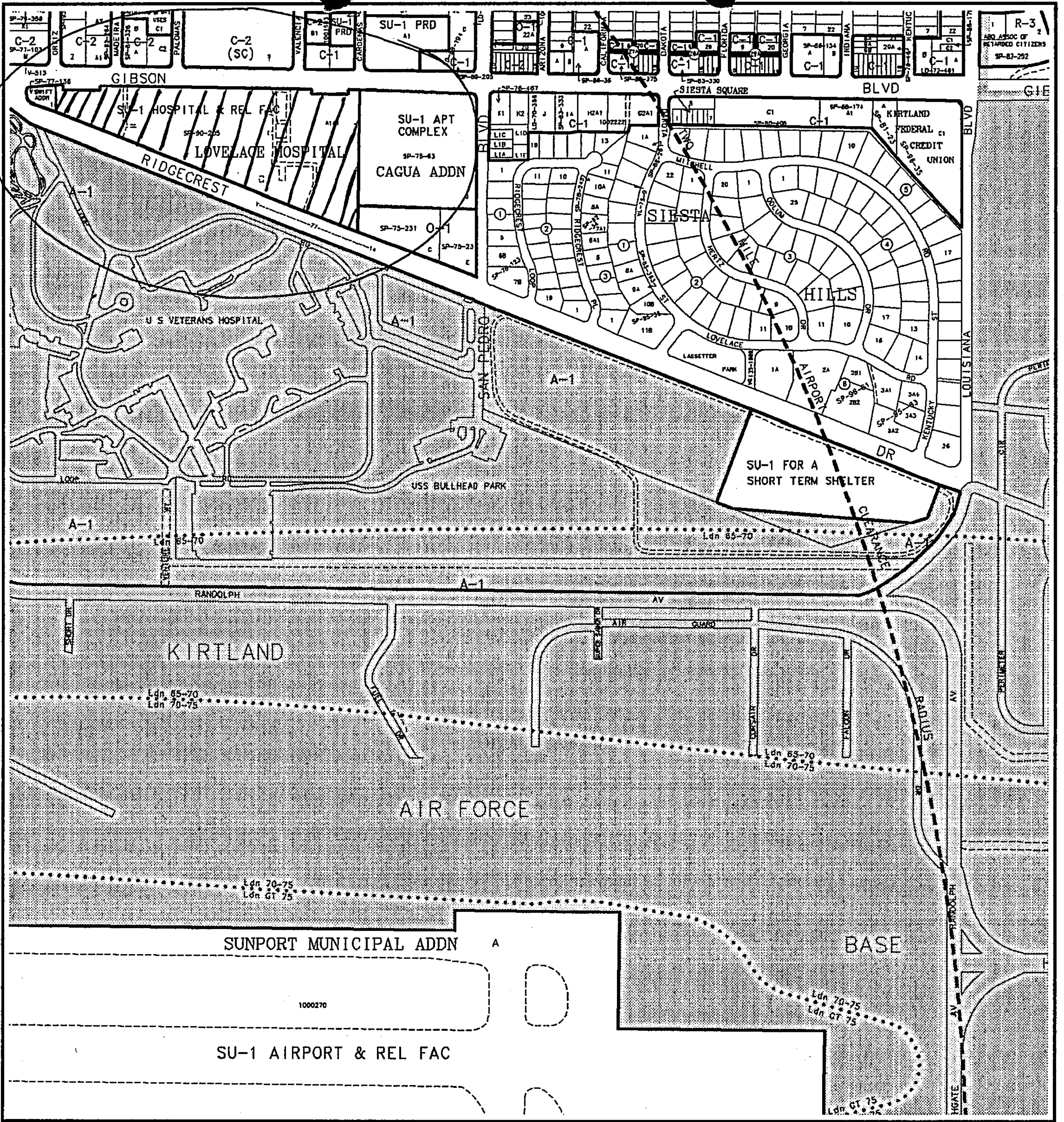


Form revised JUNE 2005

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
05 DRB - 0110

Sandy Handley 07/07/05  
Planner signature / date  
**Project # 1001638**



Albuquerque Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2003



**Zone Atlas Page**  
**M-18-Z**  
 Map Amended through October 02, 2003



**ALBUQUERQUE SURVEYING COMPANY INC.**  
2119 MENAUL BOULEVARD, N.E. • ALBUQUERQUE, N.M. 87107

PHONE (505) 884-2036  
FAX (505) 884-3796

July 5, 2005

Planning Department Development Services Center  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Tract A-1-A-1-A, Lovelace Hospital

To: Development Review Board

The purpose of this request is to vacate a portion of 10' wide waterline easement created by Plat C31-192 (Filed 10/12/1986) and amended by Plat 90C-277 (Filed 11/9/1990), and to grant a new waterline easement to allow for a relocation of a fire hydrant. Should this request be granted it does not affect the public in any way.

